



APPLICATION PACKAGE  
for  
LAND USE APPROVAL  
City of Pleasantville

FORM 1: NOTICE OF APPLICATION  
TO PROPERTY OWNERS  
WITHIN 200' OF SUBJECT PROPERTY

TAKE NOTICE THAT:

As the owner of a property listed on the official tax records of the City of Pleasantville as being within 200' of my Property, you are hereby notified that I, Spano Partners Holdings, LLC, being the undersigned Applicant, have made application to [check one] ( ) the Planning Board of the City of Pleasantville or (✓) the Zoning Board of Adjustment of the City of Pleasantville for [check all that apply]:

- |   |  |
|---|--|
| (✓) Preliminary Major Site Plan Approval;   | ( ) 'c' Variance Relief;                           |
| (✓) Final Major Site Plan Approval;         | (✓) 'd' Variance Relief; and/or                    |
| ( ) Preliminary Major Subdivision Approval; | ( ) Certificate of Nonconformity                   |
| ( ) Final Major Subdivision Approval;       | ( ) Certificate of Redevelopment Plan Conformance. |
| ( ) Waiver of Site Plan Approval;           |  |

In accordance with the requirements of the Land Management Code of the City of Pleasantville (Chapter 300 of the Pleasantville City Code). Such Approval(s) / Relief / Certificate will permit me to:

*Description of Application, including requested deviations from the specific section(s) of the Pleasantville Land Management Code and the nature of such deviations:*

Installation of a 350 kWac ground mounted solar array. This use is not specifically identified as a  
permitted use in the Residential (R75) Zone.

at my property located : 1133 North Main Street

Block: 201 Lot(s): 14.01

in the City of Pleasantville, Atlantic County, New Jersey.

A Public Hearing has been scheduled on this matter for (insert date) \_\_\_\_\_, 201\_\_\_\_ at 7:00 p.m. in the Municipal Court Room, Police Complex, 17 North First Street, Pleasantville, New Jersey, at which time you may appear either in person or by agent or attorney to present any objection, support or other comments you may have regarding the Subject Application.



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City of Pleasantville

Documentation related to this Application, including all maps, plans, plats, surveys and other information, is available for public inspection at least 10 days prior to the aforementioned hearing in the office of the Board Secretary, City Hall Annex, 132 West Washington Avenue, Pleasantville, New Jersey during regular business hours (8:30 a.m. to 4:30 p.m., Monday through Friday).

This Notice is sent to you as the owner of a property listed on the City's official tax records as being within 200' of the Subject Property by order of the Pleasantville [check one] ( ) Planning Board or ( ) Zoning Board of Adjustment in compliance with N.J.S.A. 40:55D-11 et seq. and N.J.S.A. 40:55D-12 et seq.

Respectfully,

A handwritten signature in blue ink, appearing to read "David Luff", written over a horizontal line.

Signature of Applicant

2-11-2020

Date



APPLICATION PACKAGE  
for  
LAND USE APPROVAL  
City of Pleasantville

FORM 2: NOTICE OF APPLICATION  
FOR PUBLICATION

TAKE NOTICE THAT:

Spano Partners Holdings, LLC, being the undersigned Applicant, has made application to [select one] ( )  
the Planning Board of the City of Pleasantville or ( ) the Zoning Board of Adjustment of the City of  
Pleasantville for [select all that apply]:

- |   |   |
|---|---|
| ( <input checked="" type="checkbox"/> ) Preliminary Major Site Plan Approval; | ( ) 'c' Variance Relief;  |
| ( <input checked="" type="checkbox"/> ) Final Major Site Plan Approval;       | ( <input checked="" type="checkbox"/> ) 'd' Variance Relief; and/or |
| ( ) Preliminary Major Subdivision Approval;                                   | ( ) Certificate of Nonconformity                                    |
| ( ) Final Major Subdivision Approval;   | ( ) Certificate of Redevelopment Plan<br>Conformance.               |
| ( ) Waiver of Site Plan Approval;   |   |

In accordance with the requirements of the Land Management Code of the City of Pleasantville (Chapter 300 of the Pleasantville City Code). Such Approval(s) / Relief / Certificate will permit:

*Description of Application, including requested deviations from the specific section(s) of the Pleasantville Land Management Code and the nature of such deviations:*

Installation of a 350 kWac ground mounted solar array.

at the property located : 1133 North Main Street

Block: 201

Lot(s): 14.01

in the City of Pleasantville, Atlantic County, New Jersey.

A Public Hearing has been scheduled on this matter for (insert date) \_\_\_\_\_, 201\_\_ at  
7:00 p.m. in the Municipal Court Room, Police Complex, 17 North First Street, Pleasantville, New  
Jersey, at which time individuals may appear either in person or by agent or attorney to present any  
objection, support or other comments regarding the Subject Application.



APPLICATION PACKAGE  
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City of Pleasantville

Documentation related to this Application, including all maps, plans, plats, surveys and other information, is available for public inspection at least 10 days prior to the aforementioned hearing in the office of the Board Secretary, City Hall Annex, 132 West Washington Avenue, Pleasantville, New Jersey during regular business hours (8:30 a.m. to 4:30 p.m., Monday through Friday).

This Notice is made in compliance with N.J.S.A. 40:55D-11 et seq. and N.J.S.A. 40:55D-12 et seq.

  
\_\_\_\_\_

Name of Applicant





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City of Pleasantville

FORM 3: AFFIDAVIT OF SERVICE

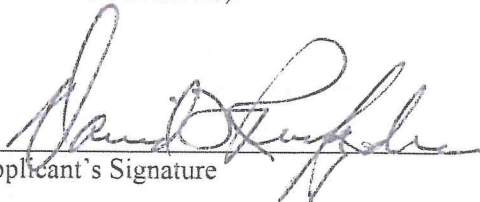
STATE OF NEW JERSEY) ss.

COUNTY OF ATLANTIC)

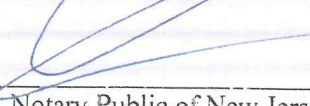
I, Spano Partners Holdings, LLC, of full age, being duly sworn according to law, under oath, deposes and says, that I reside at 516 Route 33W, Bldg 2, Suite 1 in the City of Millstone, County of Monmouth, State of New Jersey, that I am the Applicant or Agent for the Applicant in a proceeding before the Planning Board and/or Zoning Board of Adjustment for the City of Pleasantville, Atlantic County, New Jersey, being an application under Land Management Code of the City of Pleasantville, New Jersey, which has the Application Number \_\_\_\_\_ and relates to the premises at 1133 North Main Street, also known as Block 201, Lot(s) 14.01 on the official Tax Map of the City of Pleasantville.

I further depose and say that I gave notice to each and all owners of property affected by said application as required by N.J.S.A. 40:55D-11 et seq. and N.J.S.A. 40:55D-12 et seq. as well as the Pleasantville Land Management Code by personal service or by Certified mail on \_\_\_\_\_, 201\_\_\_\_, such date being not less than 10 days prior to the scheduled hearing on such matter.

A true copy of such notice is attached to this Affidavit as Exhibit A hereto, together with a list of owners of property within 200' of the Subject Property upon whom notice was served, with Block and Lot number indicated, as prepared by the City Tax Assessor (attached as Exhibit B. hereto).

  
Applicant's Signature

Sworn to and subscribed before me this  
12 Day of Feb, 20 20.

  
Notary Public of New Jersey

LORI CLINTON  
Notary Public - State of New Jersey  
My Commission Expires Sep 9, 2024



APPLICATION PACKAGE  
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City of Pleasantville

FORM 4: APPLICATION FOR LAND USE APPROVAL

TO BE COMPLETED BY MUNICIPAL STAFF

Application Filed: \_\_\_\_/\_\_\_\_/\_\_\_\_ Application No.: \_\_\_\_\_  
Received By: \_\_\_\_\_ Application Fees: \_\_\_\_\_  
Application Found Complete: \_\_\_\_/\_\_\_\_/\_\_\_\_ Escrow Number: \_\_\_\_\_  
Application Found Incomplete: \_\_\_\_/\_\_\_\_/\_\_\_\_ Escrow Deposit: \_\_\_\_\_

TO BE COMPLETED BY THE APPLICANT

Applicant

Applicant's Name: Spano Partners Holdings, LLC  
Address: 516 Route 33 West, Bldg 2, Suite 1  
Millstone, NJ 08535  
Phone No.: 732-792-2212 Fax No.: \_\_\_\_\_

Agent for Applicant (if applicable)

Agent's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Subject Property

Street Address: 1133 North Main Street  
Pleasantville, NJ 08232  
Block(s): 201 Lot(s): 14.01  
Zoning Districts: R-75 Single Family Residential

Application is being made to:

( ) Zoning Officer ( ☒ ) Zoning Board of Adjustment ( ) Planning Board

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

[Signature]  
Signature of Applicant

2-12-2020  
Date



APPLICATION PACKAGE  
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City of Pleasantville

APPLICATION IS BEING MADE FOR:

- ( ) Zoning Permit under N.J.S.A. 40:55D-18
- ( ) Preapplication Conference under N.J.S.A. 40:55D-10.1
- ( ) Minor Site Plan Approval under N.J.S.A. 40:55D-46.1
- (✓) Preliminary Major Site Plan Approval under N.J.S.A. 40:55D-46
- (✓) Final Major Site Plan Approval under N.J.S.A. 40:55D-50
- ( ) Waiver of (under N.J.S.A. 40:55D-10.3): ( ) Preliminary or  
( ) Final Major Site Plan Approval, or  
( ) Both
- ( ) Minor Subdivision Approval under N.J.S.A. 40:55D-47
- ( ) Major Subdivision Approval under N.J.S.A. 40:55D-48
- ( ) Variance Relief under N.J.S.A. 40:55D-70(c)
- ( ) Amendment or Revision to Existing Approval
- ( ) Extension of Prior Approval under N.J.S.A. 40:55D-52
- ( ) Certificate of Redevelopment Plan Conformance under N.J.S.A. 40A:12A-1 et seq.

*[As relates solely to the jurisdiction of the Zoning Board of Adjustment]*

- ( ) Directing the issuance of a building permit for construction ( ) in the bed of mapped street, public drainage-way, flood control basin or public area under N.J.S.A. 40:55D-60(b) or ( ) on a lot not abutting an approved public street under N.J.S.A. 40:55D-60(c)
- ( ) Appeal from action of the Administrative Officer under N.J.S.A. 40:55D-70(a)
- ( ) Map or other Interpretation or Special Question under N.J.S.A. 40:55D-70(b)
- (✓) Variance relief under N.J.S.A. 40:55D-70(d)
- ( ) Certificate of Nonconformity under N.J.S.A. 40:55D-70(d)
- ( ) Any of the foregoing where Application for Site Plan approval is to follow.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Signature of Applicant

Date

2-12-2020

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(insert revision date)



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FORM 5: OWNERSHIP INFORMATION & CORPORATE DISCLOSURE  
(To be completed by the Owner of Record of the Subject Property)

Owner's Name: Atlantic City Municipal Utilities Authority  
Address: 401 Virginia Avenue  
Atlantic City, NJ 08401  
Phone No.: 609-345-3315 Fax No.: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Date Owner purchased the Subject Property: \_\_\_\_/\_\_\_\_/\_\_\_\_

Was Subject Property purchased from the City of Pleasantville: ( ) Yes  
( ) No

If not the Owner, Applicant's standing to bring Application:

(☒) Lessee ( ) Contract Purchaser ( ) Other

Attach Lease, Contract to Purchase or other proof of relationship as applicable.

Applicant is a(n) (check one):

( ) Individual ( ) Corporation ( ) Partnership  
(☒) Limited Liability Corporation (LLC) ( ) Limited Liability Partnership (LLP)

If Applicant is not an individual,

Name of Corporation, Partnership, LLC or LLP: Spano Partners Holdings, LLC  
Official empowered to complete this Disclosure on behalf of the Corporation, Partnership, LLC or  
LLP: \_\_\_\_\_  
Address: 516 Route 33W, Bldg 2, Suite 1  
Millstone, NJ 08535  
Phone No.: 732-792-2212 Fax No.: \_\_\_\_\_  
Email Address: DREIFSNYDER @ SPANOPARTNERS.COM

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the  
procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City  
of Pleasantville and agree to be bound by same.

Signature of Applicant

Date

2-12-2020

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**APPLICATION PACKAGE**  
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Pursuant to N.J.S.A. 40:55D-48.1, Applicants must disclose the names and addresses of all persons owning 10% or more of the stock in a corporate applicant or 10% or more interest in a partnership applicant. N.J.S.A. 40:55D-48.2 provides that such disclosure applies to any corporation or partnership which owns 10% or more interest in any entity subject to disclosure under N.J.S.A. 40:55D-48.1.

Where a corporation / partnership owns 10% or more of the stock / interest in the Applicant or in another corporation / partnership so reported, this requirement shall apply to all non-corporate stockholders / individuals / partners qualifying under the 10% ownership criterion.

NAME & ADDRESS OF QUALIFYING INDIVIDUAL / ENTITY	DATE OF BIRTH (as applicable)	TAX ID NUMBER (tin)	POSITION	% INTEREST
Louis Spino 540 Almond Ave. Fairfield, NJ	9 / 9 / 55	149-56-8740	Managing Member	27
Joseph Spino 156 Almond Ave. Fairfield, NJ	10 / 14 / 57	149-56-9575	"	30
Thomas Spino 1234 Almond St. Fairfield, NJ	4 / 1 / 64	149-56-8769	"	13
Thomas Gluckner 33 Limerick Rd. Fairfield, NJ	11 / 6 / 89	142-51-5814	"	17
Mary Gluckner 6	2 / 22 / 60	149-56-8543	"	11
	/ /			
	/ /			

(use additional sheets if necessary)

Signature of official empowered to complete the following Disclosure on behalf of the Corporation, Partnership, LLC or LLP (if additional sheets are necessary, such signature shall appear on each sheet):

Signature

Date

2/13/20

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Signature of Applicant

Date

2-12-2020

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(insert revision date)



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FORM 6: PROJECT INFORMATION

Project Name: ACMUA

Present Use of the Subject Property: Water Treatment Facility

Proposed Use of the Subject Property:

- ( ) Sale of Lot(s) (no construction proposed)  
( ) Construction of owner-occupied residential dwelling  
( ) Construction of ( ) rental or ( ) for-sale residential dwellings  
( ) Construction of owner-occupied commercial or other use.

Specify: \_\_\_\_\_  
\_\_\_\_\_

- ( ) Construction of rental or for-sale commercial or other use.

Specify: \_\_\_\_\_

- (✓) Other. Specify: Construction of 350 kWac ground solar array.  
\_\_\_\_\_

For each category (as applicable), provide number and type of units. For residential projects, include number of bedrooms per unit. For commercial projects, include the s.f. per unit:

_____	_____
_____	_____
_____	_____

For residential projects, number of units to be deed restricted as "Affordable" under regulations established by the New Jersey Council on Affordable Housing (COAH): \_\_\_\_\_

Estimated cost of construction of Proposed Project: \$ \_\_\_\_\_

Have any of the lands within the Subject Property been classified by any State or Federal Agency as Environmentally Sensitive, Wetlands, Riparian Lands, Brownfield, Greyfields or other applicable designation?  
(✓) Yes ( ) No

If Yes, explain: Wetlands and riparian lands present on property  
\_\_\_\_\_

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

*David P. Hughes*  
Signature of Applicant

2-12-2020  
Date



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If No, is there any indication that the Subject Property might contain subsurface or groundwater contamination? ( ) Yes ( ) No

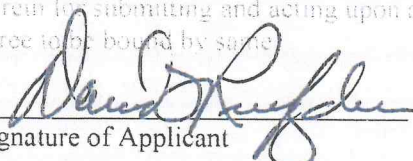
If Yes, explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Other than what is required by the City of Pleasantville, are any other approvals required for the Proposed Project? ( ) Yes ( ) No

If yes, specify (as applicable)

GOVERNMENTAL AGENCY OR PRIVATE ENTITY	YES	NO	DATE SUBMITTED	STATUS OF APPROVAL
City of Pleasantville Storm / Wastewater Division		✓	___/___/___	
Atlantic County Board of Health		✓	___/___/___	
Atlantic County Health Department		✓	___/___/___	
Atlantic County Planning Board		✓	___/___/___	
Cape Atlantic Soil Conservation District		✓	___/___/___	
NJ Department of Environmental Protection	✓		01/07/2020	PENDING
NJ Department of Transportation		✓	___/___/___	
NJ Council on Affordable Housing		✓	___/___/___	
Other			___/___/___	
Other			___/___/___	
Other			___/___/___	

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
Signature of Applicant

2-12-2020  
Date

(insert revision date)





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FORM 7: ZONING CONFORMANCE

(if multiple Principal buildings, provide information for all buildings)

Zoning District in which Subject Property is located:

Residential Zoning Districts

- ( ) Single-Family Residential 50 (SFR-50)  
( ) Single-Family Residential 60 (SFR-60)  
(✓) Single-Family Residential 75 (SFR-75)  
( ) Residential Duplex (R-D)  
( ) Multi-Family (MF)

Commercial Zoning Districts

- ( ) Central Business District (CBD)  
( ) Neighborhood Commercial (NC)  
( ) General Commercial (GC)  
( ) Regional Commercial (RC)  
( ) Regional Shopping Center (RSC)  
( ) Light Industrial (LI)

Specialty Zoning Districts

- ( ) Bayside Mixed-Use (BMU)  
( ) Cemetery (CEM)  
( ) Conservation (CONSERV)  
( ) Waterfront Residential (WR)

Overlay Zoning Districts

- ( ) Bayside Mixed Use Overlay Zone  
( ) City Center Support Overlay  
( ) Franklin Boulevard Professional Office Overlay  
( ) Main Street Neighborhood Commercial Overlay  
( ) New Road Professional Office Overlay

Redevelopment Plans

- ( ) Block 189 Rehabilitation Area  
( ) California Avenue Rehabilitation Area  
( ) CARA Cambria Avenue Redevelopment Area  
( ) CCRA Center City Redevelopment Area  
( ) LBRA Lakes Bay Waterfront Redevelopment Area  
( ) NARA Narcissus Avenue Rehabilitation Area  
( ) WTRA Woodland Terrace Rehabilitation Area

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Signature of Applicant

Date

2-12-2020

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(insert revision date)





APPLICATION PACKAGE  
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City of Pleasantville

Lot Regulations for Zoning District in which Subject Property is located:

	<u>Existing</u>	<u>Required</u>	<u>Proposed</u>
Lot Width (ft)	<u>798'</u>	<u>75'</u>	<u>798'</u>
Lot Depth (ft)	<u>1306'</u>	<u>100'</u>	<u>1306'</u>
Lot Size (s.f.)	<u>1,678,827 SF</u>	<u>7,500 SF</u>	<u>1,678,827 SF</u>

Building Regulations for Zoning District in which Subject Property is located:

	<u>Existing</u>	<u>Required</u>	<u>Proposed</u>
Front Yard Setback (ft)	<u>359'</u>	<u>20'</u>	<u>359'</u>
Side Yard Setback [L / R] (ft)	<u>73.5' / 73.5'</u>	<u>6' / 6'</u>	<u>73.5' / 73.5'</u>
Rear Yard Setback (ft)	<u>N/A</u>	<u>30'</u>	<u>N/A</u>
Impervious Coverage (%)	<u>15.8%</u>	<u>60%</u>	<u>15.8%</u>

Height and number of stories for Principal Building (if multiple Principal buildings, provide information for tallest building): 35 feet 2.5 stories

Does the Subject Project conform with all applicable requirements for the specific Zoning District in which the Subject Property is located as specified by the Pleasantville Land Management Code (Chapter 300)?  
( ) Yes (✓) No

If No, explain nonconformities: Existing lot area and depth do not conform to the minimum standards, this stays the same for the proposed conditions.

Have any variances, waivers of zoning interpretations been obtained as relates to the existing or proposed use of the Subject Property? ( ) Yes (✓) No

If Yes, explain: \_\_\_\_\_

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Signature of Applicant

Date

2-12-2020



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City of Pleasantville

FORM 8: PROJECT PROFESSIONALS

(use additional sheets if necessary)

Project Attorney: CHARLES GEMMEL / GEMMEL, TODD & MERENICH, P.A.  
Address: 76 SHORE ROAD, PO BOX 296, LINWOOD, NJ 08221

Phone No.: 609-927-7200 Fax No.: 609-927-3278  
Email Address: CHARLES.GEMMEL@COMCAST.NET

Project Engineer: Jeffrey Szabo, PE (PARTNER Engineering & Science, Inc.)  
Address: 611 Industrial Way West, Suite A  
Eatontown, NJ 07724  
Phone No.: 732-380-1700 Fax No.: \_\_\_\_\_  
Email Address: jszabo@partneresi.com

Project Planner: Tiffany A. Cuiello, PP  
Address: 7 Equestria Drive  
Galloway, NJ 08205  
Phone No.: 856-912-4415 Fax No.: \_\_\_\_\_  
Email Address: tcuiello@comcast.net

Project Architect: N/A  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Project Surveyor: Richard Mathews, PLS (STIRES Associates, PA)  
Address: 43 West High Street  
Somerville, NJ 08876  
Phone No.: 908-725-0230 Fax No.: \_\_\_\_\_  
Email Address: cstires@stiresassociates.com

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

[Signature]  
Signature of Applicant

2-12-2020  
Date



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City of Pleasantville

FORM 9: CERTIFICATION OF PAYMENT OF TAXES

Date: \_\_\_\_\_

Applicant's Name: Spano Partners Holdings, LLC

Subject Property

Address: 1133 North Main Street

Block: 201 Lot(s): 14.01

Qualification Code(s): -- (none)

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TO BE COMPLETED BY THE PLEASANTVILLE TAX COLLECTOR

Taxes are paid and current through and including:	1Q	2Q	3Q	4Q	201____
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The following taxes are unpaid and delinquent: \$ \_\_\_\_\_ with interest  
calculated until: \_\_\_\_\_, 201\_\_\_\_.

\_\_\_\_\_  
Flor M. Roman  
Pleasantville Tax Collector

NO APPLICATION FOR LAND USE APPROVAL SHALL BE DEEMED COMPLETE WHERE  
TAXES ARE DUE



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City of Pleasantville

FORM 10: CERTIFICATIONS

**APPLICANT:** I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual Applicant or that I am an Officer of the Corporation who is the Applicant, and that I am authorized to sign the application for the Corporation, or that I am general partner of the partnership Applicant. If the Applicant is a Corporation, an authorized Corporate Officer must sign this Certification. If the Applicant is a Partnership, a General Partner must sign this Certification. If the Applicant is an LLC, the Managing Member must sign this Certification.

\_\_\_\_\_  
Applicant's Signature

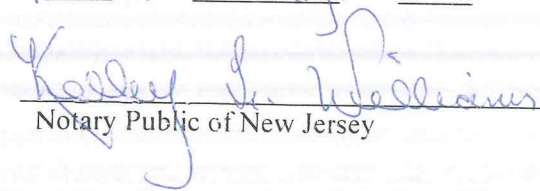
Sworn to and subscribed before me this  
\_\_\_\_ Day of \_\_\_\_\_, 202\_\_\_\_.

\_\_\_\_\_  
Notary Public of New Jersey

**PROPERTY OWNER WHERE NOT APPLICANT:** I certify that I am the Owner of the property which is the subject of this application, that I have authorized the Applicant to make this Application and that I agree to be bound by the Application, the representations made by the Applicant and the decision of the Board in the same manner as if I were the Applicant. If the owner is a Corporation, an authorized Corporate Officer must sign this Certification. If the owner is a Partnership, the General Partner must sign this Certification. If the owner is an LLC, the Managing Member must sign this Certification.

  
\_\_\_\_\_  
Owner's Signature

Sworn to and subscribed before me this  
18th Day of February, 2020.

  
\_\_\_\_\_  
Notary Public of New Jersey

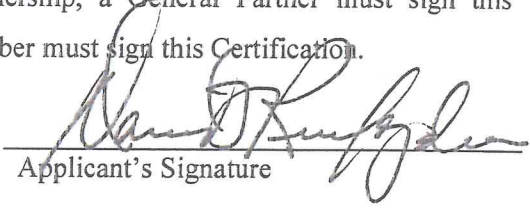
KELLEY F WILLIAMS  
NOTARY PUBLIC OF NEW JERSEY  
COMM. NO. 50043982  
My Commission Expires 8/15/2021



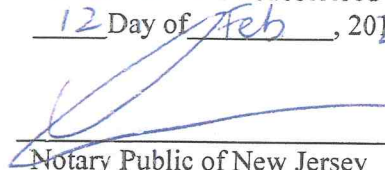
APPLICATION PACKAGE  
for  
LAND USE APPROVAL  
City of Pleasantville

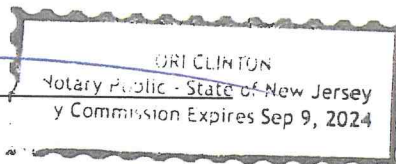
FORM 10: CERTIFICATIONS

**APPLICANT:** I certify that the foregoing statements and the materials submitted are true. I further certify that I am that the individual Applicant or that I am an Officer of the Corporation who is the Applicant, and that I am authorized to sign the application for the Corporation, or that I am general partner of the partnership Applicant. If the Applicant is a Corporation, an authorized Corporate Officer must sign this Certification. If the Applicant is a Partnership, a General Partner must sign this Certification. If the Applicant is an LLC, the Managing Member must sign this Certification.

  
Applicant's Signature

Sworn to and subscribed before me this  
12 Day of Feb, 2020.

  
Notary Public of New Jersey



**PROPERTY OWNER WHERE NOT APPLICANT:** I certify that I am the Owner of the property which is the subject of this application, that I have authorized the Applicant to make this Application and that I agree to be bound by the Application, the representations made by the Applicant and the decision of the Board in the same manner as if I were the Applicant. If the owner is a Corporation, an authorized Corporate Officer must sign this Certification. If the owner is a Partnership, the General Partner must sign this Certification. If the owner is an LLC, the Managing Member must sign this Certification.

\_\_\_\_\_  
Owner's Signature

Sworn to and subscribed before me this  
\_\_\_\_ Day of \_\_\_\_\_, 201\_\_\_\_.

\_\_\_\_\_  
Notary Public of New Jersey





APPLICATION PACKAGE  
for  
LAND USE APPROVAL  
City of Pleasantville

FORM 11: CONSENT TO AN EXTENSION  
OF TIME FOR OFFICIAL ACTION  
(as applicable)

APPLICATION IS BEING MADE TO:

( ) Zoning Officer

(☒) Zoning Board of Adjustment

( ) Planning Board

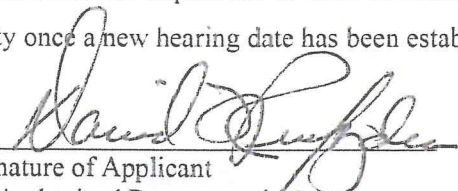
I, Spano Partners Holdings, LLC, being the undersigned Applicant or individual authorized to act for the Applicant, hereby consent to an extension of time within which the entity designated above shall be required to act on my Application.

I understand that such consent stops all time periods (deadlines) for the City to act on my application pursuant to the Municipal Land Use Law and the Pleasantville Land Management Code.

*For Applications to the Planning Board or Zoning Board of Adjustment:*

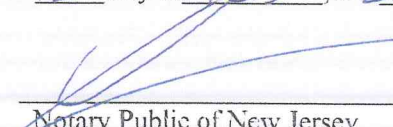
I understand that the City will make every effort to reschedule a hearing date on my application within a reasonable time period, but that it can not guarantee that my application will be heard at the next regularly-scheduled Board meeting.

I further understand that this request for extension will require me to issue or reissue a public notice to all property owners within 200' of my property once a new hearing date has been established.

  
Signature of Applicant  
(or Authorized Representative)

2-12-2020  
Date

Sworn to and subscribed before me this  
12 Day of Feb, 2020.

  
Notary Public of New Jersey

LORI CLINTON  
Notary Public - State of New Jersey  
My Commission Expires Sep 9, 2024



APPLICATION PACKAGE  
for  
LAND USE APPROVAL  
City of Pleasantville

FORM 12: REQUEST FOR  
CERTIFIED LIST OF PROPERTY OWNERS

Jeffrey Szabo on behalf of Applicant:

I, Spano Partners Holdings, LLC, being the undersigned Applicant or individual authorized to act for the Applicant, hereby request the names and addresses of the owners of record of every block and lot within 200' of the boundaries of the property known as:

Block: 201 Lot(s): 14.01, 14.02, and 41

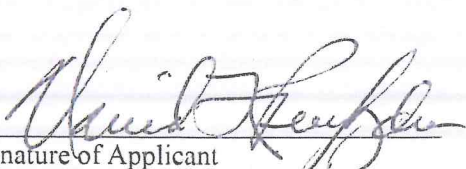
in the City of Pleasantville, Atlantic County, New Jersey.

I also request the name(s) and address(s) of:

- ☐ the Commissioner of the New Jersey Department of Transportation (if the Subject Property is located on a State Highway);
- ☒ the Atlantic County Planning Board (if the Subject Property is located on a County Highway);
- ☒ all public utility / CATV companies that may possess an easement or right-of-way within 200' of the Subject Property; and
- ☐ The municipal clerk for (if the Subject Property is located within 200' thereof):
  - ☒ City of Absecon
  - ☐ City of Atlantic City
  - ☐ City of Ventnor
  - ☐ City of Northfield
  - ☐ Egg Harbor Township

Requests for the Certified List shall be made by completing and delivering this form to the Pleasantville Tax Assessor. The List will be made available within 7 days from the date of this request.

Payment shall be made in the form of Check or Money Order, made payable to the City of Pleasantville, in the amount of \$10.00 for the first 40 names on the List plus an additional \$0.25 for each name thereafter.

  
Signature of Applicant  
(or Authorized Representative)

2-12-2021  
Date



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST A. General Requirements & Instructions

See §300-26 and 27 for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

The following series of Checklists were crafted to provide the City and its professionals with detailed information pertinent to each of the specific types of approvals or relief available to applicants. Applicants shall complete this Checklist A. for all applications except Applications for Zoning Permits, and shall complete Checklists C. through L. as applicable. Applicants requesting multiple approvals shall complete the appropriate Checklist for each approval requested.

Applications for Zoning Permits need only complete Checklist B.

Site Plans which include design of drainage, pavement, curbing, walkways, embankments, horizontal and vertical geometrics, utilities and other pertinent structures shall be prepared, signed and sealed by a New Jersey licensed Professional Engineer. A New Jersey Registered Architect may prepare a Site Plan if limited to general locations.

Topographical and Boundary Survey information, including all subdivisions, shall be provided by or attributed to a New Jersey licensed Professional Land Surveyor.



1. One (1) original and fourteen (14) copies of:



A. the completed Application Forms, all certifications and other components;



B. all required checklist(s) in completed form; and



C. all documents, reports, plats, plans, drawings and photographs relating to the Application.



2. All plats, plans and drawings shall contain a Title Block, including:



A. The name and title of the Application / Project, City of Pleasantville, Atlantic County;



B. The name, title, address, telephone and fax number of the Applicant;



C. The name, title, address, telephone and fax number of the person who prepared the plat, plan or drawing, including the New Jersey License number and original embossed seal with signature if the preparer is a New Jersey Licensed Land Surveyor, Professional Engineer, Professional Planner or Architect;



D. The name, address, telephone and fax number of the owner(s) of record of the Subject Property;

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Signature of Applicant

2-12-2020  
Date





## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST A.

#### General Requirements & Instructions

See §300-26 and 27 for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- ☒ E. Written and graphic (bar) scale in inches to feet;
- ☒ F. North Arrow
- ☒ G. The original date that the plans were prepared, the date of each subsequent revision thereof and a list of specific revisions entered on each sheet.

☒ 3. Unless otherwise specified in Checklists C. through L., no plat, plan or drawings shall be accepted unless:

☒ A. drawn to a scale of 1"=10', 1"=20', 1"=30', 1"=40', 1"=50' or 1"=60' for engineering drawings or 1/8"=1', 3/8"=1', 1/4"=1', 1/2"=1', 3/4"=1' or 1"=1' for architectural drawings, as per standard scales commercially available at any office supply store. Items drawn to such scales but subsequently reduced or enlarged shall be summarily rejected.

☒ B. submitted on 24"x36" or larger sheet sizes, folded into eighths, with title block revealed. If one sheet is not sufficient to depict the entire tract, the plat, plan or drawing may be divided into sections and shown on separate sheets of equal size, with reference on each sheet as to the location of all adjoining sheets.

☒ C. fully dimensioned to confirm conformity with all requirements.

☒ D. dimensions are expressed to the nearest tenth of an acre when describing acreage or 2 decimal places when describing square feet of area or linear feet of distance. Bearings shall be given to the nearest 10 seconds and the error of closure shall not exceed 1 to 10,000.

☒ 4. A Key Map showing the entire parcel to be developed, the proposed development and the proposed street pattern, if any, within it, and the relationship of the tract to the surrounding area, with the proposed development shown in place, including all intersections and waterways within 300', at a scale not less than 1"=100', based on the City's official tax map. Where the scale of the map results in a street name not appearing, the Applicant shall legibly hand-print the missing street name.

☒ 5. Existing tax sheet with existing block and lot number(s) of the Subject Property(ies) as they appear on the current City Tax Map as well as all properties within 200' of the subject. Existing Street names of all streets bounding the subject property shall be clearly visible. Where the scale of the map results in a street name not appearing, the Applicant shall legibly hand-print the missing street name.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
Signature of Applicant

2-12-2020  
Date



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST A. General Requirements & Instructions

See §300-26 and 27 for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.



6. Existing Zoning Map with existing block and lot number(s) of the Subject Property(ies) as they appear on the current City Tax Map as well as all properties within 200' of the subject. Existing Street names of all streets bounding the subject property shall be clearly visible. Where the scale of the map results in a street name not appearing, the Applicant shall legibly hand-print the missing street name.

Matrix containing the requirements of the Zoning District(s) in which the Subject Property(ies) are located, including the use(s) proposed, the bulk requirements of such District(s), and whether or not the proposed project conform(s) to such regulations. Such information shall be indicated on the plot or plan as well as a separate table.



7. Recent Aerial photograph depicting the Subject Property and one (1) block in each direction from the Subject Property, dated and showing the location and size of structures and from other land uses as well as all access points to such uses.

2007 aerial photography is available at no charge from the NJGIN Information Warehouse ([https://njgin.state.nj.us/NJ\\_NJGINExplorer/TW.jsp?DLayer=NJ%202007%20Orthophotography](https://njgin.state.nj.us/NJ_NJGINExplorer/TW.jsp?DLayer=NJ%202007%20Orthophotography)). Should an applicant not be able to download such information, aerial photography from Google Earth, Microsoft Virtual Earth, Bing or other commercially available sources is acceptable.



8. Neighborhood characteristic photographs depicting the Subject Property from the opposite side of the street as well as all properties fronting both sides of the street of the block on which the Subject Property is located.

Such photography shall be dated and keyed to a reproduction of the City's official tax map, at a scale of not less than 1"=60', with the Subject Property and all photographed properties indicated.



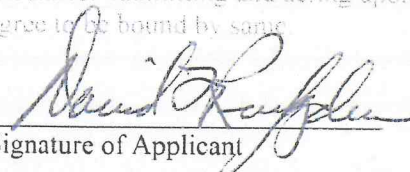
9. A certified list of all property owners whose property is located within 200' of the extreme limits of the Subject Property, as they appear on the most recent tax list prepared by the Tax Assessor. Such list must be certified as current within three (3) months prior to the date of submission of the Subject Application. Such list shall include Owner's Name and Mailing Address as well as the Block number, Lot number and Property Address of the property within 200' of the Subject.

In addition to the Tax Assessor's (8½"x11") printout, such list shall be depicted on the plans.



10. Certification that there are no outstanding uncollected fees or escrows resulting from past applications or prior submissions by the Applicant, or any entity now or previously related to the applicant, involving this property or any other properties connected with the Applicant within the City of Pleasantville. **No applications will be processed if the applicant owes the City or its professionals monies from previous applications.**

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
Signature of Applicant

2-12-2020  
Date



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST A. General Requirements & Instructions

See §300-26 and 27 for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- N/A 11. Certification from the Zoning Officer and/or City Engineer that any conditions required as a result of any prior approval granted for the Subject Property have been fulfilled.
- ✓ 12. Certification from the City Tax Collector that all taxes and assessments are paid and current as of the date the Application is submitted, or that adequate provision for payments has been made in a matter satisfactory to the City.
- N/A 13. Statement regarding any prior Planning Board or Zoning Board of Adjustment appeal, approval or denial related to the Subject Property.
- ✓ 14. Copies of protective covenants or deed restrictions affecting any portion of the Subject Property or any adjacent property (if obtainable).
- ✓ 15. The location, width, legal (metes and bounds) description, use(s) for which they are intended, any limitations thereof and the manner of control or maintenance for all existing or proposed utility easements, right-of-way dedications and/or sight triangle dedication(s) affecting the Subject Property.

Items 14. and 15. are intended to address, but are not limited to, existing or proposed easements to telephone, electric, gas, water and sewer utilities; deed restrictions and covenants, master deeds and proposed by-laws of any homeowner's or community associations; proposed deeds to dedicate any portion of the affected property for public use or for ownership by any public body.

- ✓ 16. **Detailed narrative** describing the existing use and condition of and the development proposed for the Subject property, addressing the individual lands and buildings therein, including a statement of the applicant's intent with respect to the ownership, sale and leasing of the project or the various components thereof.
- ✓ 17. **Detailed narrative** justification for any requested waivers from any Checklist requirement. **Items which are not applicable shall be addressed as N/A.**
- ✓ 18. **Detailed narrative** justification for any requested waiver(s) from any development standard and/or regulation where a variance is not required.
- ✓ 19. Evidence that the Applicant has sufficient control over the Subject Property to effectuate the proposed development. Including, as appropriate:
- ✓ A. Property Owner's authorization to file the application when the Owner is not the Applicant.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Signature of Applicant

Date





## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST A.

#### General Requirements & Instructions

See §300-26 and 27 for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

☒ B. Notarized signature of the Applicant or Agent for the Applicant.

☒ 20. All Application Fee(s) and Escrow Deposit(s), including Tax Map Update Fees for subdivisions or lot consolidations. **No application will be processed which does not include the appropriate Fees and Escrows.**

The Applicant shall be responsible to insure that Fees and Escrow Deposits are sufficient to address all approvals required, consistent with the Fee Schedule under §300-9. The City reserves the right to require additional Application Fees and Escrow Deposits should the review of the Application find that additional approvals are required.

Once such additional approvals have been identified, the City, and or its professionals shall immediately cease review of the subject application and issue a letter to the Board Secretary informing the Secretary of the situation. The Board Secretary shall immediately inform the Applicant of the necessity for additional funds. The review of the application shall not resume until the appropriate funds have been submitted.

☒ 21. The Zoning Officer, Planning & Redevelopment Advisory Committee, Planning Board or Zoning Board of Adjustment, through their respective professionals, reserves the right to require such additional information as may be deemed necessary and appropriate for a full consideration of the entirety of the Subject Application.

While no application shall be deemed Incomplete for the lack of such information, the entities so indicated reserve the right to delay the granting of approvals until such information has been submitted and appropriately reviewed.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Signature of Applicant

Date

2-12-2020

(insert revision date)



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST E.

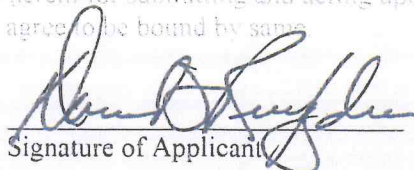
#### Preliminary Major Site Plans & Preliminary Major Subdivision Plats

See §300-26, 27 & 36 F. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- ☒ 1. All General Checklist Requirements in such number as indicated in Checklist A.
- ☒ 2. Plats or plans of the proposed project at a scale and paper size specified under Checklist A., item 2. B.
- ☒ 3. Topographical Outbound Survey of the Subject Property, at a scale of not less than 1"=50', prepared by a New Jersey Licensed Land Surveyor. If Survey is dated more than 2 years prior to the date of submission of the Subject Application, an Affidavit of No Change, prepared by a New Jersey Licensed Land Surveyor, certifying that the submitted survey depicts the true existing conditions on the subject property, shall also be required.  
  
Survey shall include the distances between the proposed building(s) and any other buildings on adjacent lots (on both sides and the rear of the Subject Property).
- ☒ 4. Computation of lot area, and breakout of the area of the lot to be disturbed, expressed both in acreage and square feet, to the nearest tenth of an acre, both with and without existing and proposed public rights-of-way, parking and common open space areas.
- N/A 5. Number of lots proposed, including the area and dimensions of each.
- ☒ 6. Existing contours referenced to United States Geological Survey datum, with project site and proposed contours at 1' intervals plotted thereon, except in areas where the slope exceeds 5%, where intervals may be 5'. Any proposed regrading shall be shown.
- N/A 7. Existing and proposed spot elevations at all corners of the buildings and along the curblane.
- ☒ 8. A soils map with project site plotted thereon.
- ☒ 9. Existing tax sheet and existing block and lot number(s) of the lots to be subdivided or developed, as they appear on the current City Tax Map, with proposed block and lot numbers as provided by the City Tax Assessor.
- ☒ 10. Subdivision or development boundary lines (heavy solid line), lot lines to be removed (faded) and new lots to be created.
- ☒ 11. The location of existing and proposed property lines (with bearings and distances), streets, structures, walls, fences, signs, culverts and bridges (with numerical dimensions, including height, to the nearest tenth of a foot).

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
Signature of Applicant

2-12-2020  
Date



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST E.

#### Preliminary Major Site Plans & Preliminary Major Subdivision Plats

See §300-26, 27 & 36 F. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

Waiver

Requested 12. Parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features such as wetlands and vegetated areas both within the tract and within 100' of its boundary.

✓

13. The location and width of all existing proposed utility easements, the use(s) for which they are intended, and the manner in which they will be controlled.

✓

14. Delineation of flood plains, including floodway, flood fringe areas and lands subject to flooding, and the location of all natural features, including wetlands, water courses, vegetated areas and buffers both within the tract and within 100' of the boundaries thereof.

✓

15. The location and material of all existing and proposed monuments, including iron and copper pins.

N/A

16. Right-of-way dedication(s) and improvement(s), as applicable.

N/A

17. Proposed reservations for parks, playgrounds and common open space.

N/A

18. Sight triangle easements with dimensions, bearings (to the nearest 10 seconds) and distances, as applicable.

✓

19. Plans of proposed site improvements and/or utility layouts required by ordinance. Plans shall show proposed locations for all water and sewer lines, with connection details to existing water supply and sanitary sewerage systems for all valves, manholes and hydrants.

✓

20. Certification from appropriate state and county agencies and private providers as applicable, granting approval for the extension of utility service(s).

✓

21. Soil Erosion and Sediment Control Plan as required by N.J.S.A. 4:24-39 et seq., as applicable.

✓

22. Detailed site drawings, drawn to scale and fully dimensioned, depicting the size and location of all existing and proposed structures, sidewalks and pedestrian walkways, signs and lighting, with height noted as applicable, and indicating if existing structures and uses will be retained or removed. All existing and proposed setbacks for structures must be delineated on the plans.

N/A

23. Detailed architectural (floor-plan) and elevation drawings, drawn to scale and fully dimensioned, depicting all four (4) building elevations (labeled "viewed from the" north, south, east and west, with street names as applicable), with finished-floor elevation, colors and materials indicated on the plans. All proposed setbacks for structures shall be delineated on the plans.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Signature of Applicant

Date

2-12-2026

2

(insert revision date)





## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST E.

#### Preliminary Major Site Plans & Preliminary Major Subdivision Plats

See §300-26, 27 & 36 F. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- ☒ 24. Plans and computations for any storm drainage systems required, including boring logs showing the character of the soil and elevation of the groundwater table; the location of all existing and proposed storm drainage pipes and watercourses; pipe sizes; grades; and flow directions.
- ☒ 25. Flood Zone.
- N/A 26. A Landscape Plan, depicting existing and proposed open space, screening, buffering and landscape areas in conformance with §300-66.  
  
The location of all proposed plantings shall be indicated on the Landscape Plan, which shall be keyed to a Plant Schedule listing the botanical and common names, the sizes of plant material at time of planting and the total quantity of each plant.
- N/A 27. A Lightning Plan, addressing the proposed location, direction of illumination, power and type of proposed outdoor lighting, including details regarding light standards and fixtures, lumen pattern and foot-candles.
- N/A 28. Trash/refuse and recycling storage plans, if applicable.
- N/A 29. Signage Plan, with details addressing location, dimensions, area, height, illumination and materials for all signage.
- N/A 30. When a stream is proposed for alteration, improvement or relocation, or when a drainage structure or fill is proposed over, under, in or along a running stream, a report on the status of review by NJDEP (Division of Land Use Regulation);
- N/A 31. Cross sections of watercourses and/or drainage swales at an appropriate scale, showing the extent of floodplain, top of bank, normal water levels and bottom elevations at locations required by the City Engineer.
- ☒ 32. The location and extent of drainage and conservation easements and stream encroachment lines.
- ☒ 33. When a tidal watercourse or wetlands are proposed for alteration, development, improvement or relocation, provide the status of review by NJDEP (Division of Land Use Regulation).
- ☒ 34. The status of application or request for exemption from NJDEP (Division of Land Use Regulation) for compliance with the Coastal Area Facility Review Act (N.J.S.A. 13:19-1 et seq.)

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Signature of Applicant

Date

2-12-2020

3



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST E.

#### Preliminary Major Site Plans & Preliminary Major Subdivision Plats

See §300-26, 27 & 36 F. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- N/A 35. The location and type of adequate drainage provisions to reasonably reduce and minimize exposure to flood damage.
- ☒ 36. The location, design and size of any on- or off-street parking or loading area(s), showing location of stalls, bays, aisles and barriers as well all means of vehicular ingress and egress from the site onto public streets.
- Waiver  
Requested 37. The location of existing utility structures on the tract and within 200' of the extreme limits of the tract.
- N/A 38. Profile plans, typical cross sections, construction details and horizontal and vertical alignment of the centerline of all proposed streets and of existing streets abutting the tract, clearly indicating the type and width of pavement and the location of curbs, sidewalks, shade trees and planting strips.
- ☒ 39. Statement of compliance with the Stormwater Management Rules (N.J.A.C. 7:8) and Chapter 251 of the City Code.
- N/A 40. Concerning commercial development: the proposed number of shifts, the maximum number of employees on each shift and the hours of operation.
- N/A 41. Concerning the development, conversion, expansion or use of condominiums:
- N/A A. Where a condominium is a single structure, a detailed floor plan of the entire structure.
- N/A B. Where the condominium is a complex of multiple structures, a detailed floor plan of the entire complex.
- N/A 42. If the development is proposed for construction in stages or units, a schedule for the development of such stages or units, stating the approximate beginning and completion date for each such stage or unit; the proportion of the total public and private open space and the proportion of each type of proposed land use to be provided or constructed during each such stage; and the overall chronology of development to be followed from stage to stage.
- ☒ 43. Approval signature lines for the Board Chair, Board Secretary & City Engineer.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Signature of Applicant

Date

2-12-2020





## PLEASANTVILLE LAND MANAGEMENT CODE

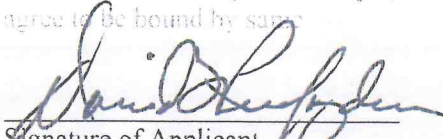
### CHECKLIST F. Final Major Site Plans & Final Major Subdivision Plats

See §300-26, 27 & 36 G. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- ✓  
Waiver  
Requested
1. All General Checklist Requirements in such number as indicated in Checklist A.  
Preliminary & Final concurrent approval
2. The date on which Preliminary approval was granted and, if required, by Atlantic County, and a copy of each Decision & Resolution granting such approval(s).  
Preliminary & Final concurrent approval
- Waiver  
Requested
3. A final version of the approved Preliminary plan or plat containing any revisions required as a condition of Preliminary approval.
- ✓
4. Engineering plans, specifications and cost estimates.
- ✓
5. A tabulation of the following information for the stage or unit of the development being proposed for final approval:
- N/A A. The total number of dwelling units and rooming units proposed, by type of structure and number of bedrooms.
- N/A B. The total square footage of building floor area proposed for non-residential uses, by general type of use.
- N/A C. The proposed number of off-street parking and loading spaces for each proposed type of land use.
- ✓
- D. The total land area, expressed in square feet and as a percent of the total development area, proposed to be devoted to residential and non-residential uses, by type of structure; public and private open space; streets; off-street parking and loading areas; pedestrian circulation elements; and miscellaneous impervious areas.
- N/A 6. Section or Construction Staging Plan, if proposed.
- N/A 7. Copies of all required easements, declarations and covenants to be recorded upon final approval.
- N/A 8. Copies of all declarations, covenants and bylaws necessary to establish, activate and govern any entity that is to be responsible for the management and maintenance of any private common open space or facility.
- ✓
- When  
Available
9. Copies of all preconstruction permits and approvals required from any federal or state agency or, for any required permit not yet secured, a copy of the application as filed and a statement of its current status or a statement explaining why an application has not been filed and indicating when it will be filed.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
Signature of Applicant

2-12-2020  
Date



## PLEASANTVILLE LAND MANAGEMENT CODE


### CHECKLIST F. Final Major Site Plans & Final Major Subdivision Plats

See §300-26, 27 & 36 G. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- ✓ 10. A statement summarizing all changes which have been made in or have occurred with respect to any document, plan, data or information made part of the Preliminary Approval, together with revised copies of same.
- N/A 11. "Form-of" easements and deeds to be executed upon final plan approval necessary to convey any easements, rights-of-way or other lands or interests in lands to be conveyed or dedicated to any governmental agency or public utility.
- ✓ 12. "Form-of" the performance guaranty and maintenance guaranty to be submitted pursuant to §300-49, upon final plan approval and of any other performance or maintenance guaranties required to ensure installation and completion of the entire development, or any specific portion thereof, or the future provision and improvement of common open space or facilities.
- ✓ 13. Any stipulation or condition imposed at time of Preliminary Approval
- ✓ 14. Any ordinance requirement for Final Plan approval.
- TBD 15. A statement from the City Engineer that all installed improvements have been inspected and satisfactorily installed.
- ✓ 16. Letters directed to the Board Chair and signed by a responsible official of all utility companies, etc., providing service to the tract.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
Signature of Applicant

2-12-2020  
Date



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST I.

#### 'd' Variances

Pursuant to N.J.S.A. 40:55d-70d

See §300-26, 27 & 37 D. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

### PLEASE READ THE FOLLOWING CAREFULLY BEFORE COMPLETING THE VARIANCE JUSTIFICATION NARRATIVE

Under N.J.S.A. 40:55D-70 (d), 'd' variance relief is required to permit (1) the use of lands or buildings in areas of the City (Zoning Districts) where such use is not permitted, (2) to expand an existing non-permitted use, (3) to deviate from a conditional use standard as defined in the City's Land Management Code, (4) to develop beyond the floor area ratio permitted in a Zoning District, (5) to develop beyond the density permitted in a Zoning District, and (6) to develop at a building height 10' or 10% beyond that which is permitted in a Zoning District.

Generally, in order for the Zoning Board of Adjustment<sup>65</sup> to grant a 'd' variance request, an Applicant must demonstrate, to the Board's satisfaction, that special reasons (broadly defined as relieving an undue hardship on the Applicant OR advancing the purposes of the Municipal Land Use Law) exist. This is known as the Positive Criteria. The Applicant must also demonstrate that granting such relief will not substantially impair the purpose and intent of the City's Zone Plan or Zoning Ordinance, and that the relief requested will not be a substantial detriment to the public good. This is known as the Negative Criteria.

Both the Positive Criteria and the Negative Criteria must be satisfied in order for the Board to grant a 'd' variance request.

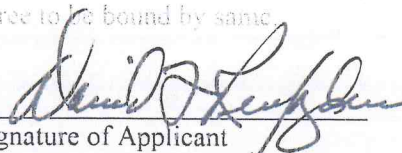
The grant of a 'd' variance requires an affirmative vote by five (5) Board members, regardless of how many members may be attending the meeting.

In order to satisfy the Positive Criteria for 'd' variances, the applicant must prove that:

- (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or (c) by reason of an extraordinary and

<sup>65</sup> Only a Zoning Board may grant 'd' variance relief

I, as applicant, for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
Signature of Applicant

2-12-2020  
Date



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST I.

#### 'd' Variances

Pursuant to N.J.S.A. 40:55d-70d

See §300-26, 27 & 37 D. for further details regarding submission requirements and procedures.


Each page of this Checklist must be signed and dated by the Applicant.

exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation...would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property..."

OR, the applicant must prove that the proposed development will achieve at least one (1) of the following Purposes of the Municipal Land Use Law:

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
- b. To secure safety from fire, flood, panic and other natural and man-made disasters;
- c. To provide adequate light, air and open space;
- d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey's citizens;
- h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
Signature of Applicant

2-12-2020  
Date





## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST I.

#### 'd' Variances

Pursuant to N.J.S.A. 40:55d-70d

See §300-26, 27 & 37 D. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- k. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;
- l. To encourage senior citizen community housing construction;
- m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- n. To promote utilization of renewable energy resources;
- o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.

Applicants requesting 'd' variance relief must complete the following **Checklist H.**, along with the accompanying **Schedule of Requested 'd' Variance(s)** and **'d' Variance Justification Narrative** setting forth and describing the specific requirements of the Pleasantville Land Management Code from which relief is being sought. Applicants must also address the reasons why such relief is justified.

Applicants **MUST** submit variance justifications for all requested variances as part of this application process. Applications not containing the aforementioned detailed written narrative, addressing both the **Positive Criteria** and **Negative Criteria** required for 'd' variance relief, shall be deemed **INCOMPLETE**.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Signature of Applicant

Date

(insert revision date)



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST I.

#### 'd' Variances

Pursuant to N.J.S.A. 40:55d-70d

See §300-26, 27 & 37 D. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- ☒ 1. All General Checklist Requirements in such number as indicated in Checklist A.
- ☒ 2. Plats, plans drawings of the proposed project at a scale specified under Checklist A., item 3.  
A. Plats, plans or drawings prepared by a New Jersey Licensed Land Surveyor, Professional Engineer, Professional Planner or Architect shall be submitted on a paper size specified under Checklist A., item 3. B. Plats or plans prepared by the Applicant may be submitted on a sheet no smaller than 11"x17".
- ☒ 3. Topographical Outbound Survey of the Subject Property, at a scale of not less than 1"=50', prepared by a New Jersey Licensed Land Surveyor. If Survey is dated more than 2 years prior to the date of submission of the Subject Application, an Affidavit of No Change, prepared by a New Jersey Licensed Land Surveyor, certifying that the submitted survey depicts the true existing conditions on the subject property, shall also be required. The Survey shall include the distances between the proposed building(s) and any other buildings on adjacent lots (on both sides and the rear of the Subject Property).
- ☒ 4. Lot area expressed both in acreage and square feet, to the nearest tenth of an acre, both with and without any area(s) located within any existing or proposed public rights-of-way.
- ☒ 5. Development boundary lines (heavy solid line).
- ☒ 6. Variance requests under N.J.S.A. 40:55d-70d(3), (4) & (6) only:
  - ☒ A. detailed site drawings, drawn to scale and fully dimensioned, depicting the size and location of all existing and proposed structures, signs and lighting, with height noted, and indicating if existing structures and uses will be retained or removed.
  - N/A B. detailed architectural and elevation drawings, drawn to scale and fully dimensioned, depicting all four (4) building elevations (labeled north, south, east and west, with street names as applicable), with colors and materials indicated on the plans.
- ☒ 7. Completed **Schedule of Requested 'd' Variances** attached to this Checklist.
- ☒ 8. Detailed justification for the relief requested, including statement addressing the Positive Criteria and Negative Criteria required for 'd' Variance relief.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Signature of Applicant

Date

2-12-2020

4



# PLEASANTVILLE LAND MANAGEMENT CODE

## CHECKLIST I.

### 'd' Variances

Pursuant to N.J.S.A. 40:55d-70d

See §300-26, 27 & 37 D. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

**APPLICANTS MAY UTILIZE THIS FORM OR MAY CREATE THEIR OWN SCHEDULE AS LONG AS THE REQUIRED INFORMATION IS INCLUDED.**

SCHEDULE OF REQUESTED 'd' VARIANCES			
Variance Number	Ordinance Reference (§300- )	Regulation / Requirement	Existing / Proposed Condition
1.	22D(2), (3), and (4)	Permitted Uses	Public Utility substation/ ground mounted solar array
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

(use additional pages if necessary)

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Signature of Applicant

2-12-2020  
Date





# PLEASANTVILLE LAND MANAGEMENT CODE

## CHECKLIST I.

### 'd' Variances

Pursuant to N.J.S.A. 40:55d-70d

See §300-26, 27 & 37 D. for further details regarding submission requirements and procedures.

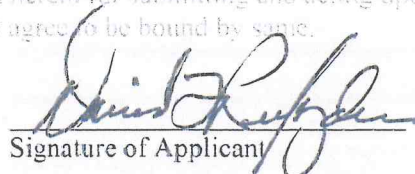
Each page of this Checklist must be signed and dated by the Applicant.

**APPLICANTS MAY UTILIZE THIS FORM OR MAY CREATE THEIR OWN SCHEDULE AS LONG AS THE REQUIRED INFORMATION IS INCLUDED.**

'd' VARIANCE JUSTIFICATION NARRATIVE	
Variance Number (from Schedule of Requested 'c' Variances)	Detailed Justification for Variance Request
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

(use additional pages if necessary)

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval by the City of Pleasantville and agree to be bound by same.

  
Signature of Applicant

2-12-2020  
Date



**Application Fee and Escrow Deposit Calculation**  
**City of Pleasantville Zoning Board of Adjustment**  
**ACMUA Ground Mount Solar Array**

<b>Application Type</b>	<b>Application Fee</b>	<b>Escrow Deposit</b>
Preliminary Major Site Plan	\$800	\$4,000
Final Major Site Plan	\$650	\$3,000
Variance [N.J.S.A. 40:55D-70(d)]	\$550	\$600
<b>TOTAL</b>	<b>\$2000</b>	<b>\$7,600</b>

Make checks payable to: "City of Pleasantville".

### **§ 300-9. Fees enumerated.**

- A. Every application for land use approval shall be accompanied by a check or money order, made payable to the City of Pleasantville in accordance with the Fee Schedule contained in § 300-9J. applicant(s) shall submit separate checks or money orders for the application fee(s) and the escrow deposit(s).
- B. The application fees and the sum stated for the escrow deposit are minimums which must accompany the application.
- C. application fees are due at time of submission of the application. Escrow deposits are required before the application is deemed complete in accordance with this section and § 300-27.
- D. Every approval granted and every permit issued pursuant to this chapter shall, whether or not expressly so conditioned, be deemed to be conditioned upon payment of fees and escrows as required. Failure to fully pay any such fee or escrow, when due, shall be grounds for denying or revoking any permit or approval sought or issued with respect to the land or development to which the unpaid fee or escrow relates, including the delay or denial of a certificate of occupancy if outstanding fees are due and owing.
- E. Fees cumulative. Where a single application includes several approval requests, the sum of the individual fees are required.
- F. application fees. application fees shall be used to compensate the City for the actual costs incurred for time spent by City employees for the administrative processing of applications. Such fees shall be deposited into the general account of the City upon receipt and are nonrefundable.
- G. Escrow deposits. Escrow deposits shall be used to pay for the actual costs incurred by the Planning Board or Zoning Board of Adjustment, as the case may be, for professional services connected with the review of an application for land use approval, including, but not limited to, engineering, planning, legal, traffic, environmental or other special analyses related to the Board's review of the application, or any necessary studies regarding off-tract improvements. Such review shall include, but need not be limited to:
  - (1) Review of applications, plans and accompanying documents;
  - (2) Issuance of reports setting forth recommendations resulting from the review of any documents submitted by the applicant;

- (3) Charges for any telephone conference or meeting requested or initiated by the applicant, applicant's attorney or any of the applicant's experts or representatives;
  - (4) Review of additional documents submitted by the applicant and issuance of reports relating thereto;
  - (5) Review or preparation of easements, developer's agreements, deeds, approval resolutions or the like;
  - (6) Preparation for and attendance at all meetings by professionals serving the subject Board; and
  - (7) The cost of expert advice or testimony obtained by the Board for the purpose of corroborating testimony of applicant's experts.
- H. The Tax Map update escrow deposit is designed to compensate the City for the actual third-party costs incurred by the municipality for revisions to the City's Tax Maps and associated G.I.S. database(s) necessitated by the lot subdivision and consolidation process, resulting in the creation of new lot(s), the revision of any existing lot(s) and/or the alterations to the Tax Maps and/or G.I.S. database(s). Such third-party costs include, but need not be limited to, revisions to existing Tax Map plates, creation/additions of new Tax Map plates, appropriate revisions to the City's Key Map(s), updates to the G.I.S. database, reprographic services for applicable municipal, county and state submission copies, as well as any reasonable shipping and handling fees involved.
- I. Escrow accounts.
- (1) Escrow deposits in connection with an application for land use approval shall be made via separate check or money order from the check or money order paying the application fee, made payable to the City of Pleasantville, with the words "escrow deposit" in the memo field. Such check or money order shall be deposited as a separate, project-related account by the City's Chief Financial Officer at the direction of the Board Secretary.
  - (2) Similarly, the Tax Map update escrow deposit shall be made via separate check or money order from the check or money order paying the application fee or escrow deposit referenced in Subsection I(1) above, made payable to the City of Pleasantville, with the words "Tax Map update fee" in the memo field. Such check or money order shall be deposited as

a separate, project-related account by the City's Chief Financial Officer at the direction of the Board Secretary. Should the subject subdivision or consolidation be approved, the Tax Map escrow deposit shall be used for its stated purpose. Should the subject subdivision or consolidation be denied, the Tax Map escrow deposit shall be returned to the applicant in accordance with the following procedures.

- (3) All professional charges shall be paid from such account, and detailed records of such charges, along with a detailed accounting of each applicant's deposit(s) shall be maintained by the Board Secretary. A copy of said accounting shall be available to the applicant upon request.
- (4) If, at any time during the review process, the amount in the escrow fund has been reduced to 40% of the original amount placed in escrow and the Zoning Officer determines that additional escrow funds are needed to complete review of the application, the Board Secretary shall communicate to the applicant, in writing, the status of the account and shall require such applicant to replenish the account with such additional sums as may be required to cover actual professional costs.
- (5) No plans, plats, deeds, construction permits, certificates of occupancy or other similar document requiring final signature by a Board official shall be processed until a final accounting of all professional service fees has been undertaken and it has been determined that no additional escrow funds are required.
- (6) Any moneys not expended for professional services may be returned to the applicant upon written request by the applicant and upon certification by the Zoning Officer that no activities requiring the use of such funds shall be required.
- (7) All payments charged to the deposit shall be pursuant to invoices and/or vouchers from the professionals detailing the hours spent, the hourly rate and the expenses incurred.
- (8) No professional submitting charges to the City for any review of an application for development shall charge for such services at any higher rate or in any different manner than would normally be charged to the City for similar work.
- (9) Upon written request by the applicant, the City shall render a written final accounting as to the uses to which the escrow



fees were employed and shall, if requested, provide copies of the vouchers to the applicant.

- J. application Fee and Escrow Deposit Schedule. The following schedule of fees shall pertain to the applications for development presented to the Planning Board and/or Zoning Board of Adjustment and for the administrative review of zoning permits. Fees pursuant to this schedule are minimums which must accompany every application: **[Amended 10-17-2016 by Ord. No. 18-2016]**

**Application Fee and Escrow Deposit Schedule**

<b>Application Type</b>	<b>Application Fee</b>	<b>Escrow Deposit</b>
Preapplication conference	\$100	\$300
Extension of approval		
Without additional review	\$200	\$0
With additional review	\$200	As if new application
subdivisions		
Minor	\$250	\$800
Preliminary major		
10 lots or fewer	\$300 plus \$20 per lot	\$2,500
11 to 24 lots	\$300 plus \$20 per lot	\$3,000
25 lots or more	\$400 plus \$20 per lot	\$3,500
Final major		
10 lots or fewer	\$200 plus \$15 per lot	\$1,000
11 to 24 lots	\$250 plus \$15 per lot	\$1,500
25 lots or more	\$300 plus \$15 per lot	\$2,000
Tax Map update escrow deposit (subdivision or consolidation)	N/A	\$65 per lot affected

### Application Fee and Escrow Deposit Schedule

Application Type	Application Fee	Escrow Deposit
Site plans		
Minor	\$550	\$2,000
Preliminary major		
1 to 3 stories <sup>1</sup>	\$800	\$4,000
4 stories and above	Fee applicable to preliminary major site plans plus \$50 for each story above 3 stories <sup>1</sup>	Escrow applicable to preliminary major site plans plus \$1,000 for each story above 3 stories <sup>1</sup>
Final major		
1 to 3 stories	\$650	\$3,000
4 stories and above	Fee applicable to final major site plans plus \$25 for each story above 3 stories <sup>1</sup>	Escrow applicable to Final major site plans plus \$500 for each story above 3 stories <sup>1</sup>
Site plan amendment		
To minor site plan	50% of minor application	
To major site plan	50% of final major application	
Site plan waiver	\$300	\$1,000
Appeal of decision of Zoning Officer [N.J.S.A. 40:55D-70(a)]	\$250	\$300
Interpretation or special question [N.J.S.A. 40:55D-70(b)]	\$250	\$500
Variance [N.J.S.A. 40:55D-70(c)]	\$250	\$300
	For first variance plus 50% of such fee/escrow for each additional variance	
Technical "c" variance <sup>2</sup>	\$0	\$0
Variance [N.J.S.A. 40:55D-70(d)]	\$550	\$600

### Application Fee and Escrow Deposit Schedule

Application Type	Application Fee	Escrow Deposit
Certificate of nonconformity		
Within one year from ordinance change (administrative review)	\$250	N/A
After one year from ordinance change (Zoning Board review)	\$250	\$1,000
Zoning permit		
Commercial	\$60	Landscape plan review, where required by Zoning Officer: \$150
Residential	\$40	
Certified list of property owners for notification purposes	\$0.25 for each name, \$10 minimum <sup>3</sup>	N/A
Transcript or recordings of proceedings held pursuant to this chapter	Actual cost to the City plus 10% to defray administrative expenses <sup>4</sup>	N/A
Documents	As per N.J.S.A. 47:1A-2	N/A
Publication of notice of final decision	\$40 <sup>5</sup>	N/A
Request for amendment to Land Management Code	\$800	\$5,000
Certificate of occupancy		
Commercial	\$60	
Residential	\$40	
Occupancy permit		
Commercial	\$60	

### **Application Fee and Escrow Deposit Schedule**

<b>Application Type</b>	<b>Application Fee</b>	<b>Escrow Deposit</b>
Residential	\$40	
Transfer of ownership permit		
Commercial	\$60	
Residential	\$40	

#### **NOTES:**

<sup>1</sup> For fee and escrow calculation purposes only, every 10 feet of building height shall equal a story. Standard rules of rounding shall apply (i.e., 40.01 feet to 44.99 feet shall equal four stories, and 45 feet to 49.99 feet shall equal five stories).

<sup>2</sup> Defined as variances for preexisting nonconformities not being caused or exacerbated by the actions proposed under the subject application.

<sup>3</sup> Payable to the City Tax Assessor upon applicant's request of such list.

<sup>4</sup> Payable by deposit of \$300 upon ordering of the transcript, with the balance upon receipt.

<sup>5</sup> Due upon the filing of an application.



Spano Solar Enterprises LLC  
NAME: City of Pleasantville

100156

CHECK DATE: 2/18/2020					
Date	Type	Reference	Original Amt.	Balance Due	Discount
2/18/2020	Bill	land use appl fee	2,000.00	2,000.00	
				Check Amount	Payment
					2,000.00
					2,000.00

SSE ANB chking      1133 N. Main St. land use application fee      2,000.00

THIS CHECK IS VOID WITHOUT A BLUE & RED BACKGROUND AND A WATERMARK - HOLD UP TO THE LIGHT TO VERIFY

Spano Solar Enterprises LLC  
516 Route 33 West  
Bldg 2, Suite 1  
Millstone Twp, NJ 08535

Amboy Bank  
Millhurst Office 25  
Manalapan, NJ 07726  
55-441/212

100156

Printed-WinUser-anthonypsomas: 02/18/20 03:38:23 pm  
DATE: 2/18/2020

PAY ONLY 2,000.00 CENTS

\$ 2,000.00

PAY Two Thousand and 00/100 Dollars

TO THE City of Pleasantville  
ORDER  
OF

MEMO: 1133 N. Main St. land use application fee

CHECK IS PRINTED ON SECURITY PAPER WHICH INCLUDES A MICROPRINT BORDER & FLUORESCENT FIBERS

100156 021204416 25101463

Spano Solar Enterprises LLC

100157

ME: City of Pleasantville

CHECK DATE: 2/18/2020

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
2/18/2020	Bill	escrow deposit	7,900.00	7,900.00		7,900.00
Check Amount						7,900.00

SSE ANB chking      1133 N. Main St. land use escrow deposit      7,900.00

THIS CHECK IS VOID WITHOUT A BLUE & RED BACKGROUND AND A WATERMARK - HOLD UP TO THE LIGHT TO VERIFY

Spano Solar Enterprises LLC  
516 Route 33 West  
Bldg 2, Suite 1  
Millstone Twp, NJ 08535

Amboy Bank  
Millhurst Office 25  
Manalapan, NJ 07726  
55-441/212

100157  
Printed-WinUser-anthonysomas: 02/18/20 03:42:33 pm  
DATE: 2/18/2020

PAY 7,900.00  
ONLY Seven Nine Zero Zero CENTS

\$ 7,900.00

PAY Seven Thousand Nine Hundred and 00/100 Dollars

TO THE City of Pleasantville  
ORDER  
OF

MEMO: 1133 N. Main St. land use escrow deposit

CHECK IS PRINTED ON SECURITY PAPER WHICH INCLUDES A MICROPRINT BORDER & FLUORESCENT FIBERS

100157 02120441625101463



City of Pleasantville  
Pleasantville, N. J. 08232

Office of: Assessor

1/27/20

609-484-3600  
Fax 609-644-8642

200 Foot List Request

Property requested Block/Lot(s) 201/14.01

Property Address 1133 N MAIN ST

Owner ATLANTIC CITY MUA

Requested by PARTNER ENGINEERING & SCIENCE, INC

Phone # (609) 380-1700 ext

Address 611 INDUSTRIAL WAY WEST #A  
BARTOWN, NJ 07004

Date needed \_\_\_/\_\_\_/\_\_\_

Pick Up \_\_\_ Mail ☒

The fee for a 200 foot list is \$10.00, payable in advance. If there are over 40 names, an additional fee of \$.25/name will be charged (as per N.J.S.A. 40:55-2.1(c)).

\*\*\*\*\*

(For Assessor's use only)

Fee Pd ☒ Date 1/23/20

Completed ☒ Date 1/28/20

Pick Up \_\_\_ Mail ☒

Total names 45 Additional fee \$ 11.25

Additional Fee Pd \_\_\_ Date \_\_\_/\_\_\_/\_\_\_



Wesley Briscoe, Jr. CTA

Assessor

taxassessor@pleasantvillenj.us

Phone 609.484.3634

Fax 609.641.8642

Subject Property 1133 N. MAIN ST

Block/Lot 201/14.07

Owner ATLANTIC CITY MUA

In accordance with NJSA 40:55D-12c the attached list of property owners must be notified. In addition to the listed property owners the list of public utilities and government entities below must also be notified. Only the owners marked with an "X" are to be notified.

<input checked="" type="checkbox"/>	South Jersey Gas Co. 1 South Jersey Plaza, Folsom NJ 08037	Gas
<input checked="" type="checkbox"/>	Atlantic City Electric Co, Real Estate 5100 Harding Hwy #339, Mays Landing, NJ 08330-9902	Electric
<input checked="" type="checkbox"/>	Comcast Cable 901 W Leeds Ave, Absecon, NJ 08201	Cable
<input checked="" type="checkbox"/>	Verizon—NJ 540 Broad St., Newark, NJ 07102	Telephone
<input checked="" type="checkbox"/>	New Jersey Transit 1 Penn Plaza East, Newark, NJ 07105	Public Transit
<input type="checkbox"/>	New Jersey DOT Rte 70 & NJ Tpk, Cherry Hill, NJ 08034	
<input checked="" type="checkbox"/>	Atlantic County Engineering Dept. P O Box 719, Northfield, NJ 08225	
<input type="checkbox"/>	Commissioner, NJ DEP P O Box 412, Trenton, NJ 08625-0412	Lakes Bay and/or Tunnis Basin
<input checked="" type="checkbox"/>	City of Pleasantville, Davinna King-Ali, City Clerk 18 N First St, Pleasantville, NJ 08232	
<input type="checkbox"/>	Northfield City Clerk 1600 Shore Rd., Northfield NJ 08225	City of Northfield
<input type="checkbox"/>	Egg Harbor Twp. Clerk 3515 Bargintown Rd., Egg Harbor Twp., NJ 08234	Egg Harbor Township
<input checked="" type="checkbox"/>	Absecon City Clerk 500 Mill Rd., Absecon, NJ 08201	City of Absecon

Wesley W. Briscoe Jr. CTA 1/28/20  
Wesley W. Briscoe Jr. CTA, Assessor



## Properties within 200 feet of 1133 N MAIN ST

1133 N MAIN ST is Block 201, Lot 14.01.

Parcel ID	Street Address	Owner Name	Owner Address	Owner City/State/ZIP
Block 201, Lot 8 L6-7,33,55-56	100 W LEEDS AVE	PLEASANTVILLE BD OF ED (SCHOOL #3)	PO BOX 960	PLEASANTVILLE, NJ 082320960
Block 414, Lot 22 L43	102-24 E LEEDS AVE	ATLANTIC CITY MUA	PO BOX 117	ATLANTIC CITY, NJ 084040117
Block 201, Lot 5.03	1106 SHANE CT	DICLEMENTE, RACHELLE G	1100 OCEAN AVE	OCEAN CITY, NJ 000000000
Block 201, Lot 5.05 DRAINAGE SWALE	1107 SHANE CT	DEUTSCHE BANK NATL TR CO & JP MORGAN	3217 S DECKER LAKE DR	SALT LAKE CITY, UT 000000000
Block 201, Lot 5.04	1108 SHANE CT	YACOB, MONNIR	P O BOX 420	NORTHFIELD, NJ 000000000
Block 201, Lot 12	1121 N MAIN ST	JONES, TIMOTHY L	1121 N MAIN ST	PLEASANTVILLE, NJ 08232
Block 414, Lot 45	1128 N MAIN ST	RODRIGUEZ, CARLOS M	1128 N MAIN ST	PLEASANTVILLE, NJ 000000000
Block 201, Lot 40	1129 N MAIN ST	CITY OF PLEASANTVILLE	CITY HALL	PLEASANTVILLE, NJ 08232
Block 414, Lot 44	1130 N MAIN ST	CRUMP, MARGARET & MARLENE	1130 N MAIN ST	PLEASANTVILLE, NJ 08232
Block 201, Lot 41	1131 N MAIN ST	ATLANTIC CITY ELEC CO % REAL EST	5100 HARDING HWY #399	MAYS LANDING, NJ 083309902
Block 414, Lot 42	1132 N MAIN ST (R)	ATLANTIC CITY ELEC CO % REAL EST	5100 HARDING HWY #399	MAYS LANDING, NJ 083309902
Block 414, Lot 41	1136 N MAIN ST	ATLANTIC CITY MUA	PO BOX 117	ATLANTIC CITY, NJ 084040117
Block 414, Lot 40	1138 N MAIN ST	CITY IN REM 1969-15	CITY HALL	PLEASANTVILLE, NJ 08232

Parcel ID	Street Address	Owner Name	Owner Address	Owner City/State/ZIP
Block 414, Lot 37	1140 N MAIN ST	ATLANTIC CITY ELEC CO % REAL EST	5100 HARDING HWY #399	MAYS LANDING, NJ 083309902
Block 415, Lot 1	1142 N MAIN ST	MYSTIC HOME IMPROVEMENT LLC	1142 N MAIN ST	PLEASANTVILLE, NJ 08232
Block 415, Lot 2	1146 N MAIN ST	MARENCO, MARCO & MARIA	1146 N MAIN ST	PLEASANTVILLE, NJ 08232
Block 415, Lot 33	1150 N MAIN ST	LYDON, ROBERT MICHAEL	618A DOLPHIN AVE	NORTHFIELD, NJ 08225
Block 201, Lot 37	1152 N NEW RD	LOPEZ, VIOLETA & RIKER, EVELYN	1152 N NEW RD	ABSECON, NJ 08201
Block 201, Lot 14.02	1153 N MAIN ST	ATLANTIC CITY MUA	PO BOX 117	ATLANTIC CITY, NJ 084040117
Block 201, Lot 50	1155 N MAIN ST	GREER, WAYNE B JR & RUTHANN	1155 N MAIN ST	PLEASANTVILLE, NJ 08232
Block 415, Lot 32	1156 N MAIN ST	BHOWMIK, SANTOSH	807 ADELE ST	NORTHFIELD, NJ 08225
Block 201, Lot 15 L51,52	1159 N MAIN ST	AC UNIT, NJ ASSOC RETARDED CHILDREN	6550 DELILAH RD #101	EHT, NJ 08234
Block 415, Lot 30 L31	1160 N MAIN ST	SANCHEZ, JESSICA	1160 N MAIN ST	PLEASANTVILLE, NJ 08232
Block 201, Lot 19.02	1160 N NEW RD	GAMARRA, MANUEL	1160 N NEW RD	ABSECON, NJ 08201
Block 201, Lot 17	1167 N MAIN ST	US BANK NA & JPMORGAN MORTGAGE AC	3217 S DECKER LAKE DR	SALT LAKE CITY, UT 000000000
Block 201, Lot 22 MANOR DR	1228 N NEW RD	CALIFORNIA APARTMENT ASSOC LP	1377C SPENCER AVE	LANCASTER, PA 17603
Block 204, Lot 11 MOBILE HOME PARK	15 W REDWOOD AVE	SEASHORE MOBILE HOME PARK LLC	15 W REDWOOD AVE. UNIT 3	PLEASANTVILLE, NJ 08232

Parcel ID	Street Address	Owner Name	Owner Address	Owner City/State/ZIP
Block 201, Lot 47	200 W LEEDS AVE	CITY OF PLEASANTVILLE	CITY HALL	PLEASANTVILLE, NJ 08232
Block 201, Lot 46	220 W LEEDS AVE	CITY IN REM 1968	CITY HALL	PLEASANTVILLE, NJ 08232
Block 201, Lot 24	298 MALLARD CT	CITY OF PLEASANTVILLE	CITY HALL	PLEASANTVILLE, NJ 08232
Block 404, Lot 26	300 MALLARD CT	DUNCAN, WINSTON & CHERYL	300 MALLARD CT	PLEASANTVILLE, NJ 08232
Block 403, Lot 28	301 MALLARD CT	UNDA, LUIS A SR	301 MALLARD CT	PLEASANTVILLE, NJ 08232
Block 404, Lot 23	302 MALLARD CT	GUNTER, JAMES & MICHEL SCOTT	302 MALLARD CT	PLEASANTVILLE, NJ 000000000
Block 403, Lot 26	305 MALLARD CT	HART, RHONDA	305 MALLARD CT	PLEASANTVILLE, NJ 08232
Block 404, Lot 18	306 MALLARD CT	JUAREZ, CHRISTIAN	306 MALLARD CT	PLEASANTVILLE, NJ 08232
Block 403, Lot 24	309 MALLARD CT	ROBERTS, ALISA & WALLER, MARY	309 MALLARD CT	PLEASANTVILLE, NJ 08232
Block 404, Lot 16	312 MALLARD CT	PAPANDREA, FRANK & KAPLAN, ELLEN	312 MALLARD CT	PLEASANTVILLE, NJ 08232
Block 403, Lot 22	313 MALLARD CT	TURNER, BARBARA	313 MALLARD CT	PLEASANTVILLE, NJ 08232
Block 404, Lot 14	316 MALLARD CT	NUNEZ, MARIA & MEDINA, HENRY	316 MALLARD CT	PLEASANTVILLE, NJ 000000000
Block 404, Lot 12	320 MALLARD CT	LEE, SANCERIA	320 MALLARD CT	PLEASANTVILLE, NJ 08232
Block 290, Lot 1	720 S NEW RD UNIT 1A	PATEL, NALIN R	720 S NEW RD UNIT 1A	ABSECON, NJ 08201
Block 201, Lot 18	7 FOX RUN	QUINTAL, MICHELE	105 NEW HAMPSHIRE AVE	CHERRY HILL, NJ 08002

Parcel ID	Street Address	Owner Name	Owner Address	Owner City/State/ZIP
Block 257, Lot 2	CALIF & CK	CHIDSEY, F A C/O MR MORTGAGE	2318 NEW RD	NORTHFIELD, NJ 08225
Block 293, Lot 10	CALIFORNIA AVE	MCKEEN, L & J & GIRTH, H & E	17 BAYVIEW DRIVE	ABSECON, NJ 08201
Block 290, Lot 2	NEW RD	HOLY SPIRIT HIGH SCHOOL	CALIFORNIA & NEW RD	ABSECON, NJ 08201



JEFFREY C SZABO  
1041 CANAL RD  
PRINCETON, NJ 08540-8433

102

55-33/212 NJ  
2567

Jan 23, 2020  
Date

Pay to the  
Order of

City of Pleasantville

\$ 30. <sup>xx</sup>/<sub>100</sub>

Thirty &

<sup>xx</sup>/<sub>100</sub>

Dollars



Photo  
Safe  
Deposit®  
Details on back

Bank of America 

ACH R/T 021200339

For owners list (3)-

*Jeffrey C Szabo*

MP

⑆021200339⑆ 0041290067630102

January 23, 2020

Pleasantville City Tax Assessor's Office  
18 North 1<sup>st</sup> Street  
Pleasantville, NJ 08232

Attn: Wesley Brisco, Tax Assessor

Re: Request for Certified Owners List  
Atlantic City MUA Water Treatment Plant  
1133 North Main Street  
Block 201, Lots 14.01, 14.02, and 41

Dear Mr. Brisco,

Please find enclosed the following documents to request a certified property owners list for the above referenced three (3) parcels:

- Copy of Pleasantville Land Use Approval - Form 12: Request for Certified List of Property Owners;
- Copy of the City Tax Map Sheet 18,
- Personal check (#102) in the amount of \$30.00, made payable to "City of Pleasantville"; and
- Self-addressed, stamped envelope for return mailing of Certified Lists.

The subject parcels are:

- Block 201, Lot 14.01; Block 201, Lot 14.02; and Block 201, Lot 41.

Please provide the requested lists and mail them back to us in the provided self-addressed, stamped envelope. If you should have any questions regarding this request, please do not hesitate to contact me at (732) 380-1700 x1418.

Very truly yours,

**PARTNER ENGINEERING AND SCIENCE, INC.**



Jeffrey C. Szabo, PE  
Senior Project Manager

JCS/jcs

Encl.

cc: David Reifsnnyder, Spano Partners Holding, LLC (via email)  
Jon Kalfus, PARTNER (via email)

R:\Transfer\Scratch\Renewable Team\ACMUA\Correspondence\2020-01-22 Request for Owners List.docx



APPLICATION PACKAGE  
for  
LAND USE APPROVAL  
City of Pleasantville

FORM 12: REQUEST FOR  
CERTIFIED LIST OF PROPERTY OWNERS

Jeffrey Szabo on behalf of Applicant:

I, Spano Partners Holdings, LLC, being the undersigned Applicant or individual authorized to act for the Applicant, hereby request the names and addresses of the owners of record of every block and lot within 200' of the boundaries of the property known as:

Block: 201 Lot(s): 14.01, 14.02, and 41

in the City of Pleasantville, Atlantic County, New Jersey.

I also request the name(s) and address(s) of:

- ☐ the Commissioner of the New Jersey Department of Transportation (if the Subject Property is located on a State Highway);
- ☒ the Atlantic County Planning Board (if the Subject Property is located on a County Highway);
- ☒ all public utility / CATV companies that may possess an easement or right-of-way within 200' of the Subject Property; and
- ☐ The municipal clerk for (if the Subject Property is located within 200' thereof);
- |   |  |
|---|--|
| <input checked="" type="checkbox"/> City of Absecon | <input type="checkbox"/> City of Northfield  |
| <input type="checkbox"/> City of Atlantic City      | <input type="checkbox"/> Egg Harbor Township |
| <input type="checkbox"/> City of Ventnor            |  |

Requests for the Certified List shall be made by completing and delivering this form to the Pleasantville Tax Assessor. The List will be made available within 7 days from the date of this request.

Payment shall be made in the form of Check or Money Order, made payable to the City of Pleasantville, in the amount of \$10.00 for the first 40 names on the List plus an additional \$0.25 for each name thereafter.

  
\_\_\_\_\_  
Signature of Applicant  
(or Authorized Representative)

01/23/2020  
Date

for Spano Partners Holding



JAN 31 2020

City of Pleasantville  
Pleasantville, N. J. 08232

Office of: Assessor

1 / 27 / 20

609 - 484-3600  
Fax 609 - 641-8642

200 Foot List Request

Property requested Block/Lot(s) 201 / 14.02

Property Address 1153 N MAIN ST

Owner ATLANTIC CITY MUA

Requested by PARTNER ENGINEERING & SCIENCE, INC

Phone # (732) 380-1700 ext \_\_\_\_\_

Address 611 INDUSTRIAL WAY WEST #11  
ELMONTOWN, NJ 07724

Date needed \_\_\_\_/\_\_\_\_/\_\_\_\_

Pick Up \_\_\_\_ Mail ☒

The fee for a 200 foot list is \$10.00, payable in advance. If there are over 40 names, an additional fee of \$.25/name will be charged (as per NJSA 40:55D-12c).

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(For Assessor's use only)

Fee Pd ☒ Date 1 / 23 / 20

Completed ☒ Date 1 / 28 / 20

Pick Up \_\_\_\_ Mail ☒

Total names 17 Additional fee \$       

Additional Fee Pd ☒ Date   /  /





Wesley Briscoe, Jr. CTA  
Assessor  
taxassessor@pleasantvillenj.us  
Phone 609.484.3634  
Fax 609.641.8642

Subject Property 1153 N MAIN ST  
Block/Lot 201/14.02  
Owner ATLANTIC CITY MUA

In accordance with NJSA 40:55D-12c the attached list of property owners must be notified. In addition to the listed property owners the list of public utilities and government entities below must also be notified. Only the owners marked with an "X" are to be notified.

<u>X</u>	South Jersey Gas Co. 1 South Jersey Plaza, Folsom NJ 08037	Gas
<u>X</u>	Atlantic City Electric Co, Real Estate 5100 Harding Hwy #339, Mays Landing, NJ 08330-9902	Electric
<u>X</u>	Comcast Cable 901 W Leeds Ave, Absecon, NJ 08201	Cable
<u>X</u>	Verizon—NJ 540 Broad St., Newark, NJ 07102	Telephone
<u>X</u>	New Jersey Transit 1 Penn Plaza East, Newark, NJ 07105	Public Transit
_____	New Jersey DOT Rte 70 & NJ Tpk, Cherry Hill, NJ 08034	
<u>X</u>	Atlantic County Engineering Dept. P O Box 719, Northfield, NJ 08225	
_____	Commissioner, NJ DEP P O Box 412, Trenton, NJ 08625-0412	Lakes Bay and/or Tunnis Basin
<u>X</u>	City of Pleasantville, Davinna King-Ali, City Clerk 18 N First St, Pleasantville, NJ 08232	
_____	Northfield City Clerk 1600 Shore Rd., Northfield NJ 08225	City of Northfield
_____	Egg Harbor Twp. Clerk 3515 Bargintown Rd., Egg Harbor Twp., NJ 08234	Egg Harbor Township
_____	Absecon City Clerk 500 Mill Rd., Absecon, NJ 08201	City of Absecon

Wesley W. Briscoe Jr. CTA 1/28/20  
Wesley W. Briscoe Jr. CTA, Assessor

## Properties within 200 feet of 1153 N MAIN ST

1153 N MAIN ST is Block 201, Lot 14.02.

Parcel ID	Street Address	Owner Name	Owner Address	Owner City/State/ZIP
Block 414, Lot 22 L43	<u>102-24 E LEEDS AVE</u>	ATLANTIC CITY MUA	PO BOX 117	ATLANTIC CITY, NJ 084040117
Block 201, Lot 40	<u>1129 N MAIN ST</u>	CITY OF PLEASANTVILLE	CITY HALL	PLEASANTVILLE, NJ 08232
Block 201, Lot 41	<u>1131 N MAIN ST</u>	ATLANTIC CITY ELEC CO % REAL EST	5100 HARDING HWY #399	MAYS LANDING, NJ 083309902
Block 201, Lot 14.01	<u>1133 N MAIN ST</u>	ATLANTIC CITY MUA	PO BOX 117	ATLANTIC CITY, NJ 084040117
Block 414, Lot 41	<u>1136 N MAIN ST</u>	ATLANTIC CITY MUA	PO BOX 117	ATLANTIC CITY, NJ 084040117
Block 414, Lot 40	<u>1138 N MAIN ST</u>	CITY IN REM 1969-15	CITY HALL	PLEASANTVILLE, NJ 08232
Block 414, Lot 37	<u>1140 N MAIN ST</u>	ATLANTIC CITY ELEC CO % REAL EST	5100 HARDING HWY #399	MAYS LANDING, NJ 083309902
Block 415, Lot 1	<u>1142 N MAIN ST</u>	MYSTIC HOME IMPROVEMENT LLC	1142 N MAIN ST	PLEASANTVILLE, NJ 08232
Block 415, Lot 2	<u>1146 N MAIN ST</u>	MARENCO, MARCO & MARIA	1146 N MAIN ST	PLEASANTVILLE, NJ 08232

Parcel ID	Street Address	Owner Name	Owner Address	Owner City/State/ZIP
Block 415, Lot 33	<u>1150 N MAIN ST</u>	LYDON, ROBERT MICHAEL	618A DOLPHIN AVE	NORTHFIELD, NJ 08225
Block 201, Lot 50	<u>1155 N MAIN ST</u>	GREER, WAYNE B JR & RUTHANN	1155 N MAIN ST	PLEASANTVILLE, NJ 08232
Block 415, Lot 32	<u>1156 N MAIN ST</u>	BHOWMIK, SANTOSH	807 ADELE ST	NORTHFIELD, NJ 08225
Block 201, Lot 15 L51,52	<u>1159 N MAIN ST</u>	AC UNIT, NJ ASSOC RETARDED CHILDREN	6550 DELILAH RD #101	EHT, NJ 08234
Block 415, Lot 30 L31	<u>1160 N MAIN ST</u>	SANCHEZ, JESSICA	1160 N MAIN ST	PLEASANTVILLE, NJ 08232
Block 201, Lot 17	<u>1167 N MAIN ST</u>	US BANK NA & JPMORGAN MORTGAGE AC	3217 S DECKER LAKE DR	SALT LAKE CITY, UT 000000000
Block 415, Lot 29	<u>1 CEDARCREST AVE</u>	PRIETO, FERNANDO & GUEVARA, LESBIA	1459 W CHESTER AVE	VINELAND, NJ 000000000
Block 415, Lot 28	<u>7 CEDARCREST AVE</u>	PROPHETE, RONEL & FRANCOIS, GINA	7 CEDARCREST AVE	PLEASANTVILLE, NJ 000000000

JEFFREY C SZABO  
1041 CANAL RD  
PRINCETON, NJ 08540-8433

102

55-33/212 NJ  
2567

Jan 23, 2020  
Date

Pay to the Order of City of Pleasantville \$ 30.00  
Thirty & 00/100 Dollars

Bank of America

ACH R/T 021200339

For owners list (3)

*Jeffrey C Szabo*

021200339 0041290067630102

Photo  
Safe  
Deposit  
Details on back



January 23, 2020

Pleasantville City Tax Assessor's Office  
18 North 1<sup>st</sup> Street  
Pleasantville, NJ 08232

Attn: Wesley Brisco, Tax Assessor

Re: Request for Certified Owners List  
Atlantic City MUA Water Treatment Plant  
1133 North Main Street  
Block 201, Lots 14.01, 14.02, and 41

Dear Mr. Brisco,

Please find enclosed the following documents to request a certified property owners list for the above referenced three (3) parcels:

- Copy of Pleasantville Land Use Approval - Form 12: Request for Certified List of Property Owners;
- Copy of the City Tax Map Sheet 18,
- Personal check (#102) in the amount of \$30.00, made payable to "City of Pleasantville"; and
- Self-addressed, stamped envelope for return mailing of Certified Lists.

The subject parcels are:

- Block 201, Lot 14.01; Block 201, Lot 14.02; and Block 201, Lot 41.

Please provide the requested lists and mail them back to us in the provided self-addressed, stamped envelope. If you should have any questions regarding this request, please do not hesitate to contact me at (732) 380-1700 x1418.

Very truly yours,

**PARTNER ENGINEERING AND SCIENCE, INC.**



Jeffrey C. Szabo, PE  
Senior Project Manager

JCS/jcs

Encl.

cc: David Reifsnnyder, Spano Partners Holding, LLC (via email)  
Jon Kalfus, PARTNER (via email)

R:\Transfer\Scratch\Renewable Team\ACMUA\Correspondence\2020-01-22 Request for Owners List.docx



APPLICATION PACKAGE  
for  
LAND USE APPROVAL  
City of Pleasantville

FORM 12: REQUEST FOR  
CERTIFIED LIST OF PROPERTY OWNERS

Jeffrey Szabo on behalf of Applicant:

I, Spano Partners Holdings, LLC, being the undersigned Applicant or individual authorized to act for the Applicant, hereby request the names and addresses of the owners of record of every block and lot within 200' of the boundaries of the property known as:

Block: 201 Lot(s): 14.01, 14.02, and 41

in the City of Pleasantville, Atlantic County, New Jersey.

I also request the name(s) and address(s) of:

- ☐ the Commissioner of the New Jersey Department of Transportation (if the Subject Property is located on a State Highway);
- ☒ the Atlantic County Planning Board (if the Subject Property is located on a County Highway);
- ☒ all public utility / CATV companies that may possess an easement or right-of-way within 200' of the Subject Property; and
- ☐ The municipal clerk for (if the Subject Property is located within 200' thereof);
- |   |  |
|---|--|
| <input checked="" type="checkbox"/> City of Absecon | <input type="checkbox"/> City of Northfield  |
| <input type="checkbox"/> City of Atlantic City      | <input type="checkbox"/> Egg Harbor Township |
| <input type="checkbox"/> City of Ventnor            |  |

Requests for the Certified List shall be made by completing and delivering this form to the Pleasantville Tax Assessor. The List will be made available within 7 days from the date of this request.

Payment shall be made in the form of Check or Money Order, made payable to the City of Pleasantville, in the amount of \$10.00 for the first 40 names on the List plus an additional \$0.25 for each name thereafter.

  
Signature of Applicant  
(or Authorized Representative)

for Spano Partners Holding

01/23/2020  
Date



City of Pleasantville  
Pleasantville, N. J. 08232

Office of: Assessor

1/28/20

609-484-3600  
Fax 609-644-8642

200 Foot List Request

Property requested Block/Lot(s) 201/41

Property Address 1131 N MAIN ST

Owner ATLANTIC CITY BLEC CO % REAL EST

Requested by PARTNER ENGINEERING & SCIENCE, INC

Phone # (732) 380-1700 ext

Address 24 INDUSTRIAL WAY WEST #A  
EDMONTOWN, NJ 02724

Date needed \_\_\_/\_\_\_/\_\_\_

Pick Up \_\_\_ Mail ☒

The fee for a 200 foot list is \$10.00, payable in advance. If there are over 40 names, an additional fee of \$.25/name will be charged (as per NJSA 40:55D-12c).

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(For Assessor's use only)

Fee Pd ☒ Date 1/23/20

Completed ☒ Date 1/29/20

Pick Up \_\_\_ Mail ☒

Total names 20 Additional fee \$ ☒

Additional Fee Pd ☒ Date \_\_\_/\_\_\_/\_\_\_

Subject Property 1131 N MAIN ST  
Block/Lot 201/41  
Owner ATLANTIC ELECTRIC CO 90 REAL EST

In accordance with NJSA 40:55D-12c the attached list of property owners must be notified. In addition to the listed property owners the list of public utilities and government entities below must also be notified. Only the owners marked with an "X" are to be notified.

<u>X</u>	South Jersey Gas Co. 1 South Jersey Plaza, Folsom NJ 08037	Gas
<u>X</u>	Atlantic City Electric Co, Real Estate 5100 Harding Hwy #339, Mays Landing, NJ 08330-9902	Electric
<u>X</u>	Comcast Cable 901 W Leeds Ave, Absecon, NJ 08201	Cable
<u>X</u>	Verizon—NJ 540 Broad St., Newark, NJ 07102	Telephone
<u>X</u>	New Jersey Transit 1 Penn Plaza East, Newark, NJ 07105	Public Transit
_____	New Jersey DOT Rte 70 & NJ Tpk, Cherry Hill, NJ 08034	
<u>X</u>	Atlantic County Engineering Dept. P O Box 719, Northfield, NJ 08225	
_____	Commissioner, NJ DEP P O Box 412, Trenton, NJ 08625-0412	Lakes Bay and/or Tunnis Basin
<u>X</u>	City of Pleasantville, Davinna King-Ali, City Clerk 18 N First St, Pleasantville, NJ 08232	
_____	Northfield City Clerk 1600 Shore Rd., Northfield NJ 08225	City of Northfield
_____	Egg Harbor Twp. Clerk 3515 Bargintown Rd., Egg Harbor Twp., NJ 08234	Egg Harbor Township
_____	Absecon City Clerk 500 Mill Rd., Absecon, NJ 08201	City of Absecon

Wesley W. Briscoe Jr. CTA 1/29/20  
Wesley W. Briscoe Jr. CTA, Assessor

## Properties within 200 feet of 1131 N MAIN ST

1131 N MAIN ST is Block 201, Lot 41.

Parcel ID	Street Address	Owner Name	Owner Address	Owner City/State/ZIP
Block 201, Lot 8 L6-7,33,55-56	<u>100 W LEEDS AVE</u>	PLEASANTVILLE BD OF ED (SCHOOL #3)	PO BOX 960	PLEASANTVILLE, NJ 082320960
Block 414, Lot 22 L43	<u>102-24 E LEEDS AVE</u>	ATLANTIC CITY MUA	PO BOX 117	ATLANTIC CITY, NJ 084040117
Block 201, Lot 5.03	<u>1106 SHANE CT</u>	DICLEMENTE, RACHELLE G	1100 OCEAN AVE	OCEAN CITY, NJ 000000000
Block 201, Lot 5.05 DRAINAGE SWALE	<u>1107 SHANE CT</u>	DEUTSCHE BANK NATL TR CO & JP MORGAN	3217 S DECKER LAKE DR	SALT LAKE CITY, UT 000000000
Block 201, Lot 5.04	<u>1108 SHANE CT</u>	YACOB, MONNIR	P O BOX 420	NORTHFIELD, NJ 000000000
Block 414, Lot 47	<u>1120 N MAIN ST</u>	CARING INC	PO BOX 964	PLEASANTVILLE, NJ 08232
Block 201, Lot 12	<u>1121 N MAIN ST</u>	JONES, TIMOTHY L	1121 N MAIN ST	PLEASANTVILLE, NJ 08232
Block 414, Lot 45	<u>1128 N MAIN ST</u>	RODRIGUEZ, CARLOS M	1128 N MAIN ST	PLEASANTVILLE, NJ 000000000
Block 201, Lot 40	<u>1129 N MAIN ST</u>	CITY OF PLEASANTVILLE	CITY HALL	PLEASANTVILLE, NJ 08232



Parcel ID	Street Address	Owner Name	Owner Address	Owner City/State/ZIP
Block 414, Lot 44	<u>1130 N MAIN ST</u>	CRUMP, MARGARET & MARLENE	1130 N MAIN ST	PLEASANTVILLE, NJ 08232
Block 414, Lot 42	<u>1132 N MAIN ST (R)</u>	ATLANTIC CITY ELEC CO % REAL EST	5100 HARDING HWY #399	MAYS LANDING, NJ 083309902
Block 201, Lot 14.01	<u>1133 N MAIN ST</u>	ATLANTIC CITY MUA	PO BOX 117	ATLANTIC CITY, NJ 084040117
Block 414, Lot 41	<u>1136 N MAIN ST</u>	ATLANTIC CITY MUA	PO BOX 117	ATLANTIC CITY, NJ 084040117
Block 414, Lot 40	<u>1138 N MAIN ST</u>	CITY IN REM 1969-15	CITY HALL	PLEASANTVILLE, NJ 08232
Block 414, Lot 37	<u>1140 N MAIN ST</u>	ATLANTIC CITY ELEC CO % REAL EST	5100 HARDING HWY #399	MAYS LANDING, NJ 083309902
Block 415, Lot 1	<u>1142 N MAIN ST</u>	MYSTIC HOME IMPROVEMENT LLC	1142 N MAIN ST	PLEASANTVILLE, NJ 08232
Block 415, Lot 2	<u>1146 N MAIN ST</u>	MARENCO, MARCO & MARIA	1146 N MAIN ST	PLEASANTVILLE, NJ 08232
Block 415, Lot 33	<u>1150 N MAIN ST</u>	LYDON, ROBERT MICHAEL	618A DOLPHIN AVE	NORTHFIELD, NJ 08225
Block 201, Lot 14.02	<u>1153 N MAIN ST</u>	ATLANTIC CITY MUA	PO BOX 117	ATLANTIC CITY, NJ 084040117
Block 201, Lot 47	<u>200 W LEEDS AVE</u>	CITY OF PLEASANTVILLE	CITY HALL	PLEASANTVILLE, NJ 08232

JEFFREY C SZABO  
1041 CANAL RD  
PRINCETON, NJ 08540-8433

102

55-33/212 NJ  
2567

Jan 23, 2020  
Date

Pay to the Order of City of Pleasantville \$ 30.00  
Thirty & 00/100 Dollars

Bank of America

ACH R/T 021200339

For owners list (3)

*[Signature]*

⑆021200339⑆ 00412900626300102

Photo  
Safe  
Deposit®  
Details on back

January 23, 2020

Pleasantville City Tax Assessor's Office  
18 North 1<sup>st</sup> Street  
Pleasantville, NJ 08232

Attn: Wesley Brisco, Tax Assessor

Re: Request for Certified Owners List  
Atlantic City MUA Water Treatment Plant  
1133 North Main Street  
Block 201, Lots 14.01, 14.02, and 41

Dear Mr. Brisco,

Please find enclosed the following documents to request a certified property owners list for the above referenced three (3) parcels:

- Copy of Pleasantville Land Use Approval - Form 12: Request for Certified List of Property Owners;
- Copy of the City Tax Map Sheet 18,
- Personal check (#102) in the amount of \$30.00, made payable to "City of Pleasantville"; and
- Self-addressed, stamped envelope for return mailing of Certified Lists.

The subject parcels are:

- Block 201, Lot 14.01; Block 201, Lot 14.02; and Block 201, Lot 41.

Please provide the requested lists and mail them back to us in the provided self-addressed, stamped envelope. If you should have any questions regarding this request, please do not hesitate to contact me at (732) 380-1700 x1418.

Very truly yours,

**PARTNER ENGINEERING AND SCIENCE, INC.**



Jeffrey C. Szabo, PE  
Senior Project Manager

JCS/jcs

Encl.

cc: David Reifsnyder, Spano Partners Holding, LLC (via email)  
Jon Kalfus, PARTNER (via email)

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APPLICATION PACKAGE  
for  
LAND USE APPROVAL  
City of Pleasantville

FORM 12: REQUEST FOR  
CERTIFIED LIST OF PROPERTY OWNERS

Jeffrey Szabo on behalf of Applicant:

I, Spano Partners Holdings, LLC, being the undersigned Applicant or individual authorized to act for the Applicant, hereby request the names and addresses of the owners of record of every block and lot within 200' of the boundaries of the property known as:

Block: 201 Lot(s): 14.01, 14.02, and 41

in the City of Pleasantville, Atlantic County, New Jersey.

I also request the name(s) and address(s) of:

- ☐ the Commissioner of the New Jersey Department of Transportation (if the Subject Property is located on a State Highway);
- ☒ the Atlantic County Planning Board (if the Subject Property is located on a County Highway);
- ☒ all public utility / CATV companies that may possess an easement or right-of-way within 200' of the Subject Property; and
- ☐ The municipal clerk for (if the Subject Property is located within 200' thereof);
  - ☒ City of Absecon ☐ City of Northfield
  - ☐ City of Atlantic City ☐ Egg Harbor Township
  - ☐ City of Ventnor

Requests for the Certified List shall be made by completing and delivering this form to the Pleasantville Tax Assessor. The List will be made available within 7 days from the date of this request.

Payment shall be made in the form of Check or Money Order, made payable to the City of Pleasantville, in the amount of \$10.00 for the first 40 names on the List plus an additional \$0.25 for each name thereafter.

  
Signature of Applicant  
(or Authorized Representative)

for Spano Partners Holding

01/23/2020  
Date